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Community Planning
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HOUSING ELEMENT AND FAIR SHARE PLAN

BOROUGH OF HASBROUCK HEIGHTS BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

**BOROUGH OF HASBROUCK HEIGHTS PLANNING BOARD
BA# 2090.02**

December 12, 2008

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BERGEN COUNTY, NEW JERSEY**

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The original document was appropriately signed and sealed on _____ in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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INTRODUCTION

In 1975, the New Jersey Supreme Court decided in So. Burlington Cty. NAACP v. Township of Mount Laurel that every developing municipality in New Jersey has an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983, the Court acknowledged that the vast majority of municipalities in the State had ignored their constitutional obligation and called for the State Legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result was the Fair Housing Act of 1985, which established the New Jersey Council on Affordable Housing (COAH). COAH is the state agency responsible for overseeing the manner in which the State's municipalities address their constitutional obligation to provide low- and moderate-income housing.

COAH previously adopted first- and second-round housing need numbers for each municipality. The borough adopted a housing plan, which was certified by COAH in 1990 for a period of six years. The plan sought to address the borough's 181 unit affordable housing obligation with 32 units of credit for the conversion of an old school to senior housing, a rehabilitation program and credits and a vacant land adjustment.

COAH has recently adopted new substantive (N.J.A.C. 5:97) and procedural rules (N.J.A.C. 5:96). At the same time, COAH readjusted all municipal first- and second-round housing-need numbers. The borough's prior round obligation has been adjusted to 58 new construction units and 49 rehabilitation units. The third-round rules implement a "growth share" approach to affordable housing and represent a significant departure from COAH's first- and second-round rules in that the third round links the affordable housing obligation with actual development and projected growth.

There are three components to this third-round methodology, including the rehabilitation share, any remaining prior round obligation for the period 1987-1999, and the new "growth share" methodology. Growth share obligations are generated using projections of residential and non-residential growth during the period covering January 1, 2004 through January 1, 2018. The new substantive rules state that for every four market-rate residential units projected to be constructed, the municipality shall be obligated to provide one unit that is affordable to low- or moderate-income households. In addition, each municipality is obligated to provide one affordable unit for every 16 newly created jobs.

This document is designed to address the Borough of Hasbrouck Heights' affordable housing obligation, inclusive of the plan to address the borough's first- and second-round obligation as well as determine Hasbrouck Heights' third-round obligation and the plan to address this new obligation. This plan has been prepared pursuant to the provisions of the Municipal Land Use Law (MLUL) and the applicable regulations of COAH governing the provision of affordable housing within the borough for the period between 1987 and 2018.

The plan is organized into three sections:

1. Housing Element: contains background data on the borough's population and housing characteristics.
2. Fair Share Obligation: calculates for the provision of affordable housing in accordance with the procedures identified in the third-round rules.
3. Fair Share Plan: how the borough proposes to meet its affordable housing obligation.

The analysis set forth herein indicates the borough has a 49-unit rehabilitation obligation, no prior round obligation, and a growth share obligation of 31 units. The manner in which the borough will address this obligation is provided in the Fair Share Plan section of this document.

SECTION I: HOUSING ELEMENT

A. COMMUNITY OVERVIEW

The Borough of Hasbrouck Heights is located in southern Bergen County. Hasbrouck Heights is one of the smaller Bergen municipalities with a land area of approximately 1.5 square miles (956 acres). It shares a border with Lodi to the west and north, Hackensack to the north, Teterboro to the east, and Moonachie and Wood-Ridge to the south.

Hasbrouck Heights is predominately developed with only 2 percent of its land vacant. The majority of the borough contains residential development with one- and two-family dwellings, townhouses, and multi-family structures. The borough also encompasses a quaint, somewhat typical downtown located along the Boulevard, between LaSalle Avenue to the north and Raymond Street to the south. Major roads running through Hasbrouck Heights include Routes 17 and 46.

B. INVENTORY OF MUNICIPAL HOUSING STOCK

This section of the housing element provides an inventory of the community's housing stock, as required by the MLUL. The inventory details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated.

1. Number of Dwelling Units. The borough's housing stock increased by over 10 percent during the 1960s. The subsequent decades saw little to no change in the number of dwelling units. That trend continues into 2008.

Table 1: Dwelling Units (1960-2008 YTD)
Hasbrouck Heights, New Jersey

Year	Dwelling Units	Net Change (#)	Change (%)
1960	4,014	--	--
1970	4,459	445	11.1
1980	4,516	57	1.3
1990	4,510	(6)	0.1
2000	4,617	107	2.4
2008*	4,691	74	1.6

* Through February

Sources: 2003 Bergen County Data Book; NJ Department of Community Affairs (DCA), The NJ Construction Reporter.

About two of every three housing units in Hasbrouck Heights are owner-occupied. Most of the remaining dwelling units are renter-occupied.

Table 2: Housing Units by Tenure and Occupancy Status (2000)
Hasbrouck Heights, New Jersey

Characteristics	Number	Percent
Owner-occupied	3,138	68.0
Renter-occupied	1,383	29.9
Vacant units	96	2.1
Total	4,617	100.0

Source: 2000 U.S. Census

2. Housing Characteristics. This section provides additional information on the characteristics of the borough's housing stock, including the number of dwelling units and the number of bedrooms. Residential structures in Hasbrouck Heights primarily consist of single-family detached units. However, the borough has experienced an increase in the number of single-family attached units and two-family dwelling units between 1990 and 2000. Larger, multi-family developments of 20 or more units have also seen an increase and now represent over 10 percent of the borough's housing stock.

Table 3: Units in Structure (1990 and 2000)
Hasbrouck Heights, New Jersey

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
Single Family, detached	2,982	66.1	3,033	65.7
Single Family, attached	46	1.0	73	1.6
2	589	13.1	664	14.4
3 or 4	143	3.2	155	3.4
5 to 9	78	1.7	58	1.3
10 to 19	275	6.1	137	3.0
20 or more	357	7.9	490	10.6
Other	40	0.9	7	0.1
Total	4,510	100.0	4,617	100.0

Source: U.S. Census, 1990 & 2000

Table 4: Number of Bedrooms in Housing Units (2000)
Hasbrouck Heights, New Jersey

Bedrooms	2000	
	Number	Percent
None	88	1.9
One	727	15.7
Two	1,012	21.9
Three	1,872	40.5
Four	761	16.5
Five or More	157	3.4
Total	4,617	100.0

Source: 2000 U.S. Census

3. Housing Age. Approximately 89 percent of the borough's dwelling units were constructed prior to 1970. One-third of Hasbrouck Heights' dwelling units were built prior to 1939.

**Table 5: Year Structure Built
Hasbrouck Heights, New Jersey**

Year Units Built	Number	Percent
1999 to March 2000	0	0
1995 to 1998	54	1.2
1990 to 1994	35	0.7
1980 to 1989	193	4.2
1970 to 1979	229	5.0
1960 to 1969	580	12.6
1950 to 1959	1,182	25.6
1940 to 1949	827	17.9
1939 or earlier	1,517	32.9
Total	4,617	100.0

Source: 2000 U.S. Census

4. Housing Conditions. Table 6 provides an indication of overcrowded housing units, represented by those containing more than one occupant per room. Only about 2 percent of the borough's dwelling units are overcrowded.

**Table 6: Occupants Per Room (2000)
Hasbrouck Heights, New Jersey**

Occupants Per Room	Number of Units	Percent
0.50 or less	3,241	71.7
0.51 to 1.00	1,185	26.2
1.01 to 1.50	57	1.3
1.51 to 2.00	38	0.8
2.01 or more	0	0
Total Occupied Units	4,521	100.0

Source: 2000 U.S. Census

Table 7 presents additional detail regarding housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used.

**Table 7: Equipment and Plumbing Facilities (2000)
Hasbrouck Heights, New Jersey**

Facilities	2000	
	Number	Percent
Kitchen:		
With Complete Facilities	4,602	99.7
Lacking Complete Facilities	15	0.3
Plumbing:		
With Complete Facilities	4,600	99.6
Lacking Complete Facilities	17	0.4
Heating Equipment (Occupied Units):		
Standard Heating Facilities	4,494	99.4
Other Means, No Fuel Used	27	0.6

Source: 2000 U.S. Census

5. Purchase and Rental Values. Rental values increased between 1990 and 2000, with the median gross rent increasing from \$673 to \$874.

Table 8: Gross Rent of Specified Renter-Occupied Housing Units (1990 and 2000)
Hasbrouck Heights, New Jersey

Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$250	20	1.5	28	2.0
\$250 to \$499	221	16.9	43	3.1
\$500 to \$749	577	44.1	321	23.2
\$750 to \$999	364	27.8	591	42.7
\$1,000 or more	91	7.0	357	25.8
No cash rent	35	2.7	43	3.1
Total	1,308	100.0	1,383	100.0
Median Gross Rent	\$673		\$874	

Source: U.S. Census, 1990 & 2000

Similarly, the median value of owner-occupied units increased between 1990 and 2000, from \$202,400 to \$215,300.

Table 9: Value of Specified Owner-Occupied Housing Units (1990 and 2000)
Hasbrouck Heights, New Jersey

Value Range	1990	Value Range	2000
Less than \$75,000	20	Less than \$100,000	55
\$75,000 to \$99,999	20		
\$100,000 to \$124,999	71	\$100,000 to \$124,999	16
\$125,000 to \$149,999	158	\$125,000 to \$149,999	35
\$150,000 to \$174,999	345	\$150,000 to \$174,999	344
\$175,000 to \$199,999	688	\$175,000 to \$199,999	641
\$200,000 to \$249,999	863	\$200,000 to \$249,999	1,099
\$250,000 to \$299,999	337	\$250,000 to \$299,999	440
\$300,000 to \$399,999	145	\$300,000 to \$399,999	191
\$400,000 to \$499,999	31	\$400,000 to \$499,999	7
\$500,000 or more	9	\$500,000 to \$749,999	10
		\$750,000 or more	16
TOTAL	2,687	TOTAL	2,854
1990 Median Value	\$202,400	2000 Median Value	\$215,300

Source: U.S. Census, 1990 & 2000

- Number of Units Affordable to Low- and Moderate-Income Households. Based on the most current COAH regional income limits, the median household income for a three-person household in COAH Region 1, Hasbrouck Heights' housing region comprising Bergen, Hudson, Passaic and Sussex Counties, is \$69,365. A three-person moderate-income household, established at 80 percent of the median income or lower, would have an income of no more than \$55,492.

An affordable sales price for a three person moderate-income household earning 80 percent of the median income is estimated at approximately \$150,000. This estimate is based on the UHAC affordability controls outlined in N.J.A.C. 5:80-26.1.

For renter-occupied housing, an affordable monthly rent for a three-person household is estimated at \$1,340. Per 2000 U.S. Census data, 71 percent of the borough's rental units had a gross rent below \$1,000.

7. Substandard Housing Capable of Being Rehabilitated. COAH provides a number of units in a community that are in need of rehabilitation and are not likely to experience “spontaneous rehabilitation.” Hasbrouck Heights’ rehabilitation share is 49 units. This item is further explained in the Fair Share Obligation section of this document.
8. Projection of Municipal Housing Stock. The Fair Share Obligation section of this document includes a detailed projection of the municipal housing stock.

C. POPULATION ANALYSIS

The MLUL requires that the housing element provide data on the municipality’s population, including population size, age and income characteristics.

1. Population Size. From 1900 through the 1960s, Hasbrouck Heights’ population grew significantly, reaching a high of 13,651 in 1970. However, in the 1970s and 1980s the borough experienced its first population declines. Since then, it has stabilized, with little change from 1990. Table 10 outlines population change in the borough.

**Table 10: Population Growth
Hasbrouck Heights, New Jersey**

Year	Population	Change(#)	Change (%)
1900	1,255	--	--
1910	2,155	900	71.7
1920	2,895	740	34.3
1930	5,658	2,763	95.4
1940	6,716	1,058	18.7
1950	9,181	2,465	36.7
1960	13,046	3,865	42.1
1970	13,651	605	4.6
1980	12,166	(1,485)	(10.9)
1990	11,488	(678)	(5.6)
2000	11,662	174	1.5
2006*	11,621	(41)	(0.4)

* NJ Department of Labor and Workforce Development (LWD) estimate
Sources: 2003 Bergen County Data Book; NJ Department of LWD

2. Age Characteristics. The borough’s age characteristics are outlined in the table below. The median age of Hasbrouck Heights residents is 40 years.

Table 11: Age Characteristics (2000)
Hasbrouck Heights, New Jersey

Age Group	Total	% Total
Under 5	671	5.7
5-14	1,470	12.6
15-19	676	5.8
20-24	527	4.5
25-29	672	5.8
30-34	852	7.3
35-39	944	8.1
40-44	1,022	8.8
45-49	1,008	8.6
50-54	793	6.8
55-59	574	4.9
60-64	467	4.0
65-69	489	4.2
70-74	499	4.3
75-79	430	3.7
80-84	333	2.9
85 and over	235	2.0
Total	11,662	100.0
Median Age	40.1	

Source: 2000 U.S. Census

3. Average Household Size. The average borough household size has decreased steadily since 1980.

Table 12: Average Household Size (1980-2000)
Hasbrouck Heights, New Jersey

Year	Borough Population	Household Population	Total Households	Average Household Size
1980	12,166	12,166	4,445	2.74
1990	11,488	11,488	4,363	2.63
2000	11,662	11,642	4,521	2.58

Source: 2003 Bergen County Data Book

4. Household Income. The median household income for Hasbrouck Heights households increased 44 percent between 1990 and 2000, from \$44,672 to \$64,529. Detailed household income figures are provided in the table below.

Table 13: Household Income Distribution (1989 and 1999)
Hasbrouck Heights, New Jersey

Income Category	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	207	4.8	183	4.0
\$10,000 to \$14,999	281	6.5	196	4.3
\$15,000 to \$24,999	518	12.0	364	8.0
\$25,000 to \$34,999	539	12.5	310	6.8
\$35,000 to \$49,999	857	19.8	606	13.4
\$50,000 to \$74,999	989	22.9	1,026	22.7
\$75,000 to \$99,999	498	11.5	630	13.9
\$100,000 to \$149,999	252	5.8	784	17.3
\$150,000 or more	180	4.2	428	9.4
Total	4,321	100.0	4,527	100.0
Median	\$44,672		\$64,529	

Source: U.S. Census, 1990 & 2000

D. EMPLOYMENT ANALYSIS

The MLUL requires that the housing plan include data on employment levels in the community. The following tables present information on the borough's employment characteristics.

1. Employment Status. Table 14 provides information on the employment status of residents 16 years and over in the borough. Sixty-four percent of the population 16 years and over is in the labor force, while approximately 36 percent of the population is not. Furthermore, 61 percent of the borough's population over the age of 16 was employed in 2000, with only 2.5 percent unemployed.

Table 14: Employment Status- Population 16 & Over (2000)
Hasbrouck Heights, New Jersey

Employment Status	Number	Percent
In labor force	5,928	63.5
Civilian labor force	5,916	63.4
Employed	5,686	60.9
Unemployed	230	2.5
Armed Forces	12	0.1
Not in labor force	3,410	36.5
Total Population 16 and Over	9,338	100.0

Source: 2000 U.S Census

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of Hasbrouck Heights's residents. Table 15 details occupation characteristics and Table 16 details industry characteristics.

Table 15: Employed Residents Age 16 and Over, By Occupation (2000)
Hasbrouck Heights, New Jersey

Occupation	Number	Percent
Management, professional, and related occupations	2,456	43.2
Service occupations	595	10.5
Sales and office occupations	1,805	31.7
Farming, fishing, and forestry occupations	6	0.1
Construction, extraction, and maintenance occupations	351	6.2
Production, transportation, and material moving occupations	473	8.3
Total	5,686	100.0

Source: 2000 U.S. Census

Table 16: Employed Residents Age 16 and Over, By Industry (2000)
Hasbrouck Heights, New Jersey

Industry	Number	Percent
Agriculture, Forestry, Fisheries & Mining	12	0.2
Construction	255	4.5
Manufacturing	660	11.6
Transportation and warehousing, and utilities	404	7.1
Wholesale Trade	304	5.3
Retail Trade	644	11.3
Information	263	4.6
Finance, Insurance, & Real Estate	501	8.8
Education, health and social services	1,056	18.6
Arts, entertainment & Recreational Services	384	6.8
Professional & Related Services	665	11.7
Public Administration	293	5.1
Other Services	245	4.3
Total	5,686	100.0

Source: 2000 U.S. Census

SECTION II: FAIR SHARE OBLIGATION

A. INTRODUCTION

The methodology for determining the borough's third-round affordable housing obligation changed significantly from the prior round regulations. Under COAH's third-round rules, a municipality's third-round affordable housing obligation is a function of three components:

- Rehabilitation Share
- Remaining Prior Round Obligation (1987-1999)
- Growth Share

The growth share component represents the most significant change from the prior round, as it determines a municipality's affordable housing obligation based on the amount of residential and non-residential growth anticipated over the third-round period from 2004 to 2018. Each of the three components are combined to determine the municipality's total affordable housing obligation. More detail on each component is provided below.

1. Rehabilitation Share. The rehabilitation share component of the affordable housing obligation is based on the municipality's existing housing deficiencies. Rehabilitation share is defined as "the number of deficient housing units occupied by low and moderate income households within a municipality." A "deficient housing unit" is "a unit with health and safety code violations that require the repair or replacement of a major system." A major system includes any of the following: weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load-bearing structural systems.

A municipality has two options for determining the rehabilitation share component of its fair share obligation. The first option is to use the rehabilitation share number assigned by COAH to the municipality. COAH devised a methodology using 2000 U.S. Census data to estimate the number of low- and moderate-income deficient housing units within each municipality. The methodology is based on regional averages that are then applied to local conditions. It adjusts for potential double counting, incorporates credits for municipalities which have been "increasingly impacted" by the rehabilitation share, and accounts for the portion of units likely to experience spontaneous rehabilitation, i.e., those likely to rehabilitate through private forces. Alternatively, a municipality can conduct its own housing survey to develop an actual rehabilitation share.

COAH has given Hasbrouck Heights a rehabilitation obligation of 49 units.

2. Remaining Prior Round Obligation. Prior Round Obligation is comprised of the prior rounds of prospective need (Rounds 1 and 2) and the reallocated present need from Round 2. Since COAH used census data to adjust previously published first- and second-round obligation numbers in order to correct for under/overestimates, it has provided each municipality with a new first- and second-round obligation number in an appendix to its third-round rules. Hasbrouck Heights's first- and second-round obligation new construction number is 58 units.

A municipality then determines the remaining prior round obligation component of its third-round obligation by imposing any adjustments approved for its second-round plan and subtracting affordable housing units already built as part of a certified plan.

3. Growth Share. The growth share portion of a municipality's fair share obligation is based on the projected residential and employment growth in the municipality over the period between 2004 and

2018. Growth share is defined as:

“The affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2018 and represented by a ratio of one affordable housing unit for every four market-rate housing units constructed plus one affordable housing unit for every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality.”

Each individual municipality’s actual growth between 2004 and 2018 generates an affordable housing obligation. For residential development, one affordable housing unit obligation is generated for every four market rate residential units constructed in the municipality. For non-residential development, one unit of affordable housing obligation is generated for each 16 jobs created in the community. Job creation estimates are based on the amount of new non-residential square footage developed within the community.

The following section contains development projections and a determination of the growth share obligation.

B. CALCULATION OF AFFORDABLE HOUSING OBLIGATION

The calculation of the borough’s affordable housing obligation is detailed below.

1. Rehabilitation Share. Per Appendix B of the third round rules, the borough has a rehabilitation share of 49 units. This replaces the previously published rehabilitation share of 2 units assigned to the borough. It is recommended that the borough accept this figure.
2. Remaining Prior Round Obligation. Appendix C indicates a recalculated prior round new construction obligation of 58 units. However, an analysis of the vacant land in the borough, pursuant to 5:97-5, indicates there is no suitable vacant land for inclusionary development. The spreadsheet providing this figure is located in the Appendix of this document. Accordingly, the borough is seeking a 58-unit adjustment, reducing its prior round obligation to zero.
 - a. Unmet Need. Consistent with the vacant land analysis discussed above, the borough has an unmet need of 58 units. The borough’s approach to addressing this need is discussed in the plan section of this document.
3. Growth Share. The growth share component of the borough’s affordable housing obligation is calculated based on the projected amount of residential and non-residential growth anticipated between 2004 and 2018. This projected growth is initially provided in Appendix F of the COAH regulations. COAH permits adjustments to this figure based on the land capacity of a municipality. However, a municipality can also provide a detailed (actual) projection resulting from an analysis of approved, pending and anticipated development applications.

Once the detailed analysis is complete, this growth is translated into an affordable housing obligation, based on a standard of one affordable housing among five market rate units that are projected and one affordable unit for every 16 jobs that are projected to be created.

The following growth share calculation is presented below, separated into residential growth and non-residential growth categories.

a. Calculation of Residential Growth Share.

- i. Projected Growth Share. COAH provides municipalities with their projected growth share in Appendix F of the regulations to determine their residential growth share obligation.

According to COAH, the projection is determined by subtracting the number of units in 2004 from the projected number of units in 2018. This calculation results in the estimated household growth. The following calculation details the baseline projection for Hasbrouck Heights.

**Table 17: COAH Projected Growth Share
Hasbrouck Heights, New Jersey**

2018 Household Estimate	-	2004 Household Estimate	=	Household Growth
4,779	-	4,664	=	115

Source: COAH.

As shown above, COAH's projections indicate a household growth in the borough of 115 units from 2004 through 2018.

However, COAH permits municipalities to adjust their projections based on the existing land capacity. After performing a capacity analysis, the data indicates that Hasbrouck Heights can accommodate 74 additional units. This combines actual growth from 2004 to date, and the remaining land capacity. As shown in the table below, the borough has built 60 units since 2004¹. The 14 additional projected units are based on land capacity. The spreadsheets with the land capacity analysis are shown in an appendix.

The residential growth share obligation is determined by dividing the residential projection by five. Accordingly, Hasbrouck Heights's residential obligation is 14.8 units.

- ii. Actual Growth Projection. As an alternative to the projection above, COAH permits municipalities to calculate their actual growth projection. The actual growth projection is determined through a series of steps and analyses, as shown below.

Historical Trends in Residential Development. Data for the years 1996-2008 YTD is presented in order to determine the borough's historical residential growth trends and to determine actual growth since 2004, as evidenced by certificates of occupancy (COs) and demolition permits issued. Historical trends will be used to project residential growth in years to come.

¹ This may not reflect a net gain in units since COAH generally does not permit municipalities reflect demolitions.

Table 18: Historical Trends in Residential Development
Analysis of Certificates of Occupancy and Demolition Permits, 1996-2008 YTD
Hasbrouck Heights, New Jersey

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 YTD*
COs Issued	2	6	9	3	33	2	8	6	20	10	18	8	4
Demo Permits Issued	1	1	2	0	1	0	5	8	8	12	13	6	7
Net Growth	1	5	7	3	32	2	3	(2)	12	(2)	5	2	(3)

* Through June 2008.

Source: NJ DCA, The NJ Construction Reporter

Since 1996, the borough has experienced low levels of growth, except for 2000 when there were 32 new units added to the housing stock.

Projected Residential Development. The actual projection analysis involves the documentation of residential projects that have been approved but have not yet received COs, pending residential development applications, and anticipated residential development. The analysis requires that the plan estimate the year in which the CO will likely be granted. The table below details the approved and pending residential development projections.

Table 19: Number of Residential Units by Year of Anticipated CO
Approved and Pending Residential Development Applications
Hasbrouck Heights, New Jersey

Approved Projects	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Terrace Estate (B 66.01 L 12.01, 12.02, 12.03)		16										16
APC, LLC (B 96, L 1)				12								12
Total		16		12								28

The final table includes actual data from 2004 through part of 2008, representing the total actual and projected residential growth expected for the third-round period.

Table 20: Total Net Number of Residential Units by Year – Actual and Projected
Hasbrouck Heights, New Jersey

	Actual					Projected												Total
	2004	2005	2006	2007	2008 YTD*	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
COs	20	10	18	8	4		16		12								88	

* Through June 2008.

Source: NJ DCA, The NJ Construction Reporter.

- iii. Comparison to the Projected Growth Share. As noted above, the borough's adjusted growth share projection is 74 units, which is less than 88-unit projection noted above. For the purposes of calculating the growth share obligation, the borough shall utilize the adjusted COAH projection.

b. Calculation of Non-Residential Growth Share

- i. Baseline Non-Residential Growth Projection. As with the baseline projections for residential growth, the baseline projection for employment growth is also provided for in Appendix F of the COAH regulations. The following calculation details the baseline non-residential growth projection for Hasbrouck Heights for 2004 through 2018.

Table 21: Baseline Non-Residential Growth Projection
Hasbrouck Heights, New Jersey

2018 Employment Estimate	-	2004 Employment Estimate	=	Employment Growth
4,689	-	3,909	=	780

Source: COAH.

As with the residential projections, COAH permits municipalities to adjust their employment projections based on the existing land capacity. After performing a capacity analysis, the data indicates that Hasbrouck Heights can accommodate 265 additional jobs. This figure is based on the actual creation of 222 jobs (using COAH's ratios applied to the amount of nonresidential square footage constructed), and a projection of an additional 43 determined by land capacity. The analysis is shown in an appendix.

The nonresidential growth share obligation is determined by dividing the nonresidential projection by sixteen. Accordingly, Hasbrouck Heights's nonresidential obligation is 16.6 units.

- ii. Actual Growth Projection. Like the residential growth share analysis, COAH permits municipalities to utilize their own employment projections if they exceed the figures provided in Appendix F.

The detailed projection is determined through a series of similar steps and analyses, as shown below.

Historical Trends in Non-Residential Development. In this step, historical data for the years 1996-2008 YTD is shown. This data establishes the borough's historical non-residential growth trends and provides actual growth figures for year-to-date 2008. As with the residential analysis, growth is indicated by certificates of occupancy and demolition permits issued. Historical trends are then utilized in a subsequent stage to help predict non-residential growth. The table presents this information based on the total square footage by type of non-residential development (i.e. office, retail, etc.).

Table 22: Historical Trends in Non-Residential Development, 1996-2008 YTD
Analysis of Certificates of Occupancy, Square Footage by Use Type
Hasbrouck Heights, New Jersey

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008 YTD
Office	400	2,478	3,478	0	0	0	0	0	30,000	0	33,324	0	0
Assembly (A3)	0	0	9,501	0	2,280	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	0	0	0	0	0
Storage	0	0	0	0	0	8,201	0	0	0	0	0	0	0
Mercantile	0	0	0	0	0	0	0	0	0	0	26,400	0	0

* Through May 2008.

Source: NJ DCA, The NJ Construction Reporter

The data for 2004 through YTD 2008 is translated into employment growth, based on the multipliers provided in Appendix E of the substantive rules. This is shown in the table below.

Table 23: Actual Non-Residential Growth Share, 2004-2008 YTD
Hasbrouck Heights, New Jersey

	2004		2005		2006		2007		2008		Total
	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	Sq. Ft.	Jobs	
Office	30,000	84.0	0	0	33,324	93.3	0	0	0	0	177.3
Mercantile	0	0	0	0	26,400	44.8	0	0	0	0	44.8
Total	30,000	84.0	0	0	59,724	138.2	0	0	0	0	222.2

Anticipated Non-Residential Development. COAH requires that non-residential development be projected through 2018. This analysis involves the identification of all prospective non-residential projects, including those approved but not receiving COs, any pending non-residential development applications, and anticipated residential development.

Anticipated development is that which will likely occur before 2018, based on site-specific analysis of remaining developable parcels. This analysis includes an estimate of other projected non-residential development, based in part on historical growth trends. However, there are no pending or approved applications that would contribute to the municipalities obligation, nor are there any other potential developments that need to be considered.

Accordingly, the following table provides the actual data for the non-residential growth projection for the third round period.

Table 24: Total Net Employment Growth – Actual and Projected
Hasbrouck Heights, New Jersey

	'04	'05	'06	'07	2008 YTD*	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18	Total
Jobs	84	0	138.2	0	0	0	0	0	0	0	0	0	0	0	0	0	222.2

- iii. Comparison: Baseline Projection and Actual Projection. As noted above, based on the capacity analysis, the adjusted COAH projection is 265 jobs, which is greater than the 222 shown in the table above. For the purposes of calculating the growth share obligation, the borough shall utilize the adjusted COAH projection.

- c. Total Growth Share Obligation: Residential and Non-Residential Development. The complete growth share projection is shown in the table below and represents the borough's growth share affordable housing obligation for the third round period.

**Table 25: Total Growth Share Obligation
Hasbrouck Heights, New Jersey**

Component	Obligation
Residential Growth Share	14.8
Non-Residential Growth Share	16.6
Total Growth Share Obligation	31

4. Total Fair Share Obligation. As indicated previously, the total fair share obligation is the sum of the rehabilitation share, remaining prior round obligation, and the growth share. As shown below, Hasbrouck Heights has a total fair share obligation of 80-units.

**Table 26: Total Fair Share Obligation
Hasbrouck Heights, New Jersey**

Component	Obligation
Rehabilitation Share	49
Remaining Prior Round Obligation	0
Growth Share	31
Total Fair Share Obligation	80

SECTION III: FAIR SHARE PLAN

A. Plan Summary

This section of the plan details the projects, mechanisms and funding sources which will be used to meet the borough's affordable housing obligation including the growth share and rehabilitation obligation. As noted in the prior section, the borough is requesting a 58-unit vacant land adjustment for the prior round, resulting in a realistic development potential of zero. Accordingly, the borough has a 58-unit unmet need.

The borough has a growth share obligation of 31 units. This obligation was calculated in the previous section of this plan based on projected residential and non-residential growth in the community. The following is noted with respect to the growth share:

1. Rental Obligation (5:97-3.4). The borough is required to provide no less than 25 percent of its growth share obligation with rental units. Accordingly, Hasbrouck Heights must provide 8 rental units, four of which must be family housing units. A family housing unit is a self-contained unit available to the general public.
2. Age Restricted Units (5:97-3.11). The borough may age-restrict a maximum of 25 percent of its growth share obligation. Hasbrouck Heights may therefore restrict eight units of its growth share obligation for age-restricted units.
3. Very Low-Income Units. COAH also requires municipalities to restrict a minimum of 13 percent of its growth share obligation to very low-income families. Hasbrouck Heights therefore has a 4-unit obligation for very low-income households.
4. Family Housing Units (5:97-3.9). Fifty percent of a municipality's growth share obligation must be met with family housing units. Accordingly, Hasbrouck Heights must provide 16 family units.

B. Plan Components

1. **Rehabilitation Share.** The borough seeks credit for 8 units that have been rehabilitated since April 1, 2000. Details on these units are provided in an appendix. The borough will satisfy the remaining 41 unit rehabilitation share by participating in the Bergen County Home Improvement Program.
2. **Unmet Need.** As noted above, the borough has a 58 unit unmet need due to the requested vacant land adjustment from the prior round. COAH shall review the borough's vacant land inventory and existing land use map to determine the most appropriate mechanism(s) to meet the unmet need.
3. **Growth Share Obligation.** The plan contained herein, and detailed below, provides 20 units of affordable housing, including rental bonus credits.
 - a. **Credits. (8 Units)** The borough seeks credit for units within an existing age-restricted development. The development, known as Hasbrouck Heights Senior Housing, is located at 245 Hamilton Avenue (Block 43 Lot 4.01) and contains 31 affordable units². Due to the caps on age-restricted development discussed above, the borough can only seek credit for eight of these units. Eight units in this project are restricted to very low-income households. Accordingly, the borough

² Previously this project was reported to have 32 affordable units. However, one of the units is not restricted to an affordable household.

shall satisfy its very low-income requirement with these units along with half of its rental obligation.

b. **Inclusionary Development.** (12 Units, including 4 rental bonus credits)

- i. **Longview Avenue:** The borough contains a vacant parcel in the northern portion of the municipality, which is limited to development largely because it is a narrow parcel, and has limited access. However, the borough owns the adjoining parcel to the south. Both parcels are vacant and lack environmental constraints. If combined, the site could provide an inclusionary development.

The borough proposes to rezone the parcels and offer the municipally owned site for the development. In total, the site is 1.26 acres in area with frontage on Boulevard, Longview Avenue and Route 17. The northern boundary abuts the City of Hackensack. The surrounding residential uses in Hasbrouck Heights are residential, and the uses are commercial to the north in Hackensack.

The municipally owned site is identified as Block 134.03 Lot 8, and is 0.34 acres in area. The adjoining lot is identified as Block 162.02 Lot 1, and is 0.92 acres in area. Both sites are residentially zoned, in Planning Area 1 and in a Sewer Service Area. A map of the site is provided at the end of this section.

Based on the narrow shape of this property, an inclusionary development of 14 units could be constructed onsite including 3 affordable units. The units will be constructed in accordance with all COAH/UHAC regulations and will be rental units. These three units will count towards the borough's rental obligation.

- ii. **VFW Site:** The borough has identified a site occupied by the Veteran's of Foreign War as a potential inclusionary development site. The area includes Block 98, which is bound by Veteran's Place to the south, Fourth Street (a paper street) to the west, Passaic Avenue to the north, and Third Street to the east. The rectangular shaped site is 1.32 acres in area and lacks environmental constraints.

The surrounding development pattern includes residential development to the north, west and immediately on the southern side of Veteran's Place. Further south are industrial uses, and there are commercial to the east, fronting on Route 17.

The site is residentially zoned, in Planning Area 1 and in a Sewer Service Area. A map of the site is provided in the end of this section.

An inclusionary development of 16 units could be constructed on site including 3 affordable units. The units will be constructed in accordance with all COAH/UHAC regulations and will be rental units. One of these units would contribute to the borough's rental obligation. The remaining two are eligible for rental bonus credits.

- iii. **Prime Site:** The borough has identified a site for inclusionary development on the western side of Oldfield Avenue near the borough pool and ball fields. The southern portion of the site also fronts on Washington Place. The site is identified as Block

168.01 Lot 1.06 – 1.11 and contains 0.70 acres (30,500 square feet). The property is rectangular in shape and lacks environmental constraints.

The surrounding development pattern includes apartments to the north, the municipal pool and ball fields to the east and residential development to the south and west.

The site is currently zoned for commercial uses, in Planning Area 1 and in a Sewer Service Area. A map of the site is provided on the end of this section.

An inclusionary development of 10 units could be constructed on site, including 2 affordable units. The units will be constructed in accordance with all COAH/UHAC regulations and will be rental units and are eligible for rental bonus credits.

c. Remaining obligation. As noted above, the borough seeks to provide 20 units of affordable housing leaving an outstanding obligation of 11 units. The borough lacks any means to meet this obligation at this time, as there is almost no vacant land and no development opportunities in the near future. Additionally, the borough lacks funding to provide affordable housing.

Accordingly, the borough seeks a waiver for the remainder of the obligation at this time. However, it is the borough's intent to actively monitor the status of land and development in the future in order to seize any opportunity that may arise for the construction of affordable housing.

d. Site Suitability Criteria COAH's rules at NJAC 5:97-6.4 'Zoning For Inclusionary Development' are addressed as follows:

i. Site Suitability: The sites noted above are suitable as defined in COAH's regulations at NJAC 5:97-3.13 "Suitable Site". There are no encumbrances that preclude the development of affordable housing on the properties. The sites are adjacent to and/or nearby other residential land uses, as shown on the accompanying maps. All sites have access to appropriate streets. None of the sites are listed on the state or federal historic registers, nor are they within any historic district.

According to the Borough, water and sewer infrastructure are currently available at the sites and there is sufficient water and sewer capacity to meet the needs of the proposed developments. The sites can be developed consistent with the provisions of the Residential Site Improvements Standards and all other state regulations such as those of the Department of Environmental Protection.

Both sites are located in the Metropolitan Planning Area PA-1 pursuant to the 2001 Policy Map of the State Development and Redevelopment Plan (SDRP). Pursuant to NJAC 5:97-3.13(b), the PA1 designation of the sites provides a presumption of validity regarding consistency with the SDRP. According to COAH's regulations, a PA-1 site is the preferred location for a municipality to address its affordable housing obligation.

ii. Amenities: The affordable units at the sites will have the same access to any community facilities that are offered to market rate units. They shall also have the same heating, electric, water and sewerage sources provided to the market rate dwellings.

iii. Administrative Entity: The developers of the sites shall be required to contract with an experienced affordable housing administrator to administer the affordable housing units. The affordable units will have thirty-year affordability controls and will be affirmatively marketed. The experienced administrator will income qualify applicants and will provide long-term administration of the units in accordance with COAH's rules at NJAC 5:97 et seq. and the UHAC per NJAC 5:80-26.

iv. Low/Moderate Income Split: At least half of all the affordable units at the sites will be affordable to low income households pursuant to NJAC 5:97-3.3 and the UHAC at NJAC 5:80-26. In the case of an odd number of affordable units, the split will always be in favor of the low-income unit per NJAC 5:97-3.3 and the UHAC 5:80-26.

v. Affirmative Marketing: The affordable units will be affirmatively marketed in accordance with COAH's rules at NJAC 5:97 et seq. and the UHAC 5:80-26.

vi. Controls on Affordability: The affordable units will have 30-year affordability control deed restrictions in accordance with NJAC 5:97 et seq. and the UHAC 5:80-26.

vii. Bedroom Distribution: The affordable units on these sites will meet the bedroom distribution requirements pursuant to the applicable regulations.

viii. Accessible and Adaptable: The affordable units on these sites will meet the accessible and adaptable requirements pursuant to COAH's regulations.

e. Zoning Regulations The following area and bulk requirements shall be imposed on these sites to ensure the lots will develop in a manner that is consistent with selected sites and the proposed development detailed above.

Regulation	Longview Site	VFW Site	Prime Site
Minimum Lot Area (ac)	1.25	1.25	0.70
Minimum Lot Width (ft)	50	200	100
Minimum Front Yard (ft)	10	15	15
Minimum Side Yards (ft) (one/both)	5/15	5/15	5/15
Minimum Rear Yard (ft)	20	20	20
Maximum Density (du/ac)	11.25	12.25	14.25
Maximum Impervious Coverage (%)	60	60	60
Maximum Building Height (st/ft)	3/tbd	3/tbd	3/tbd



Sources:

Parcels: Bergen Cty, Dept. of Planning & Econ. Dev, 2006.
Aerial Images: NJ Geographic Information Network, 2007.

Dwg. Title

Longview Site

Project No.

2090.02

Dwg. Date 12/04/08

Rev. Date 12/10/08

Drawn By

KAK



BURGIS ASSOCIATES, INC.
PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS
25 WESTWOOD AVENUE
WESTWOOD, N.J. 07675
201-666-1811 FAX: 201-666-2599

Project Title

Housing Element & Fair Share Plan

BERGEN COUNTY, NEW JERSEY

Dwg. Scale

N.T.S.

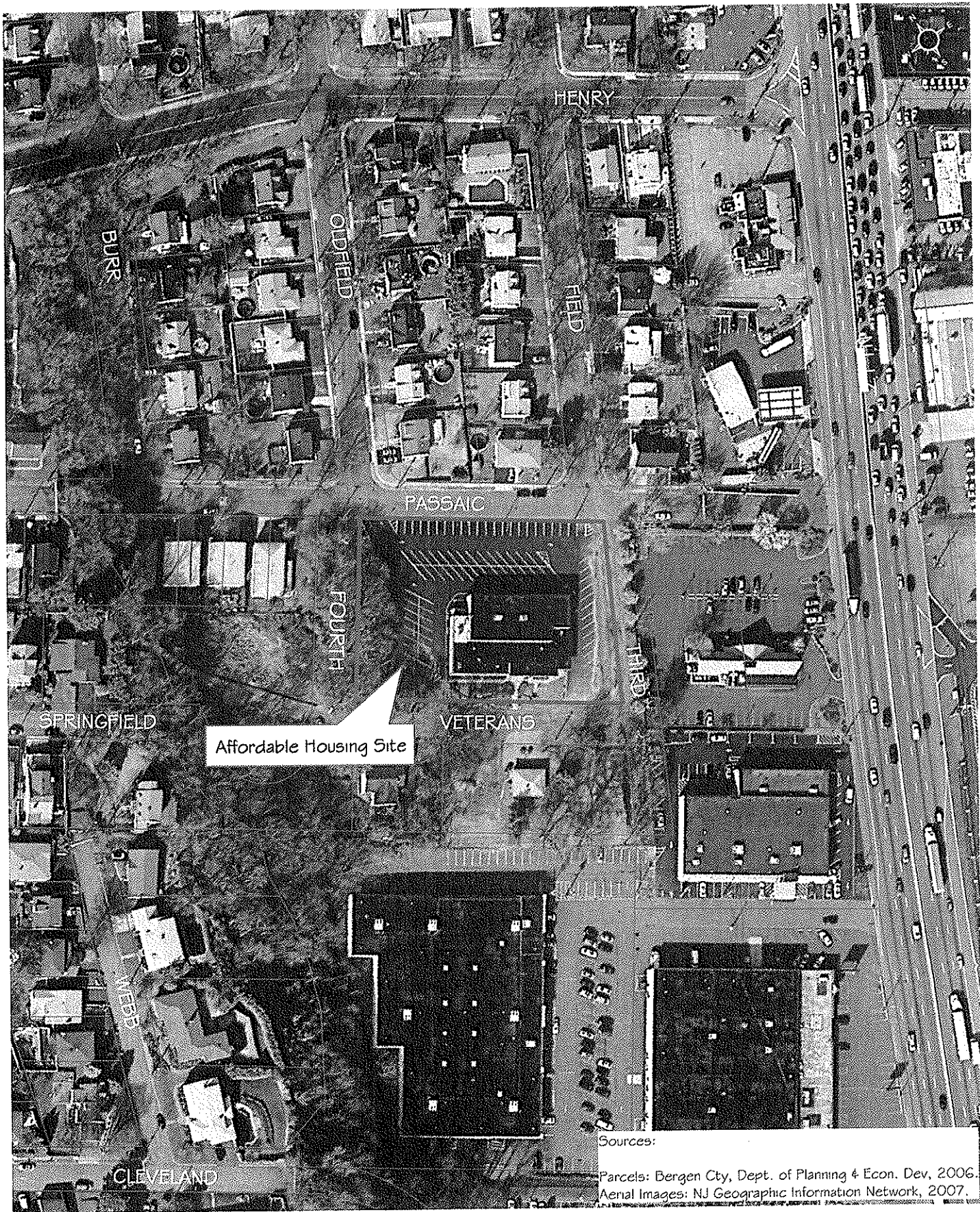
Sheet No.

1 of 1

Drawing No.

AHsite

2008. COPYRIGHT. BA. NOT TO BE REPRODUCED



Sources:

Parcels: Bergen Cty, Dept. of Planning & Econ. Dev, 2006.
Aerial Images: NJ Geographic Information Network, 2007.

Dwg. Title

VFW Site

Project No.

2090.02

Dwg. Date

12/09/08

Drawn By

KAK



BURGIS ASSOCIATES, INC.
PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS
25 WESTWOOD AVENUE
WESTWOOD, N.J. 07675
201-666-1811 FAX: 201-666-2599

Project Title

Housing Element & Fair Share Plan

2009-2011
BERGEN COUNTY - NEW JERSEY

Dwg. Scale

N.T.S.

Sheet No.

1 of 1

Drawing No.

VFW

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Sources:

Parcels: Bergen Cty, Dept. of Planning & Econ. Dev, 2006.
Aerial Images: NJ Geographic Information Network, 2007.

Dwg. Title

Prime Site

Project No.

2090.02

Dwg. Date

12/09/08

Drawn By

KAK



BURGIS ASSOCIATES, INC.
PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS
25 WESTWOOD AVENUE
WESTWOOD, N.J. 07675
201-666-1811 FAX: 201-666-2599

Project Title

Housing Element & Fair Share Plan

BOUNDARY OF HASBROUCK, NJ 07630
BERGEN COUNTY, NEW JERSEY

Dwg. Scale

N.T.S.

Sheet No.

1 of 1

Drawing No.

Prime

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APPENDIX A: SERVICE LIST



MUNICIPALITY, COUNTY
SERVICE LIST
N.J.A.C. 5:96-3.7



3. Except for Mayors, Clerks, Municipal Attorneys and Municipal Housing Liaisons, which are automatically added to every Service List by COAH, the names and addresses of all municipal employees or designees that the municipality would like notified of all correspondence relating to the filing or petition;

NAME	<u>Michael Kronyak</u>	TITLE	<u>Municipal Administrator</u>
EMAIL	<u></u>	PHONE NO.	<u>201-288-0195</u>
ADDRESS	<u>320 Boulevard</u> <u>Hasbrouck Heights, NJ-07064</u>	FAX NO.	<u>201-288-6408</u>

NAME	<u>Joseph H. Burgis PP, AICP</u>	TITLE	<u>Planner</u>
EMAIL	<u>jhb@burgis.com</u>	PHONE NO.	<u>201-666-1811</u>
ADDRESS	<u>25 Westwood Ave</u> <u>Westwood, NJ-07675</u>	FAX NO.	<u>201-666-2599</u>

NAME	<u></u>	TITLE	<u></u>
EMAIL	<u></u>	PHONE NO.	<u></u>
ADDRESS	<u></u> <u></u>	FAX NO.	<u></u>

NAME	<u></u>	TITLE	<u></u>
EMAIL	<u></u>	PHONE NO.	<u></u>
ADDRESS	<u></u> <u></u>	FAX NO.	<u></u>



MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



4. The names and addresses of relevant County, Regional and/or State entities; AND

NAME	<u>Christine Danis PP, AICP</u>	TITLE	<u>Regional Planner</u>
EMAIL		PHONE NO.	
ADDRESS	<u>100 North Road, Route 513</u>		
	<u>Chester, NJ-07930</u>	FAX NO.	

NAME	<u>Karl Hartkopf</u>	TITLE	
EMAIL		PHONE NO.	
ADDRESS	<u>Office of Smart Growth,</u> <u>Department of</u> <u>Community Affairs</u> <u>101 South Broad Street</u> <u>P O Box 204</u> <u>Trenton, NJ-08625</u>		
		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS	<u>Bergen County Dept of</u> <u>Planning & Economic</u> <u>Development</u> <u>One Bergen County Plaza</u> <u>4th Floor</u> <u>Hackensack, NJ-07601</u>		
		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	



MUNICIPALITY, COUNTY
SERVICE LIST
N.J.A.C. 5:96-3.7



5. Names of known interested party(ies).

NAME	<u>Jacqui Adam</u>	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	<u>Allied Inc.</u> <u>1262 White Horse-</u> <u>Hamilton Sq Rd, Bldg A</u> <u>Ste 101</u> <u>Hamilton, NJ-08960</u>	FAX NO.	_____

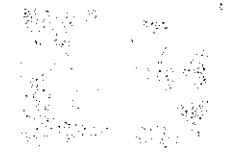
NAME	<u>Jon Vogel</u>	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	<u>517 Route One South,</u> <u>Suite 5500</u> <u>Iselin, NJ-08830</u>	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____



1. $\frac{1}{2}x + \frac{1}{3}y = \frac{1}{6}$

2. $\frac{1}{3}x + \frac{1}{4}y = \frac{1}{12}$

3. $\frac{1}{4}x + \frac{1}{5}y = \frac{1}{20}$

4. $\frac{1}{5}x + \frac{1}{6}y = \frac{1}{30}$

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7. $\frac{1}{8}x + \frac{1}{9}y = \frac{1}{72}$

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9. $\frac{1}{10}x + \frac{1}{11}y = \frac{1}{110}$

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22. $\frac{1}{23}x + \frac{1}{24}y = \frac{1}{552}$

23. $\frac{1}{24}x + \frac{1}{25}y = \frac{1}{600}$

24. $\frac{1}{25}x + \frac{1}{26}y = \frac{1}{650}$

25. $\frac{1}{26}x + \frac{1}{27}y = \frac{1}{702}$

26. $\frac{1}{27}x + \frac{1}{28}y = \frac{1}{756}$

27. $\frac{1}{28}x + \frac{1}{29}y = \frac{1}{812}$

28. $\frac{1}{29}x + \frac{1}{30}y = \frac{1}{870}$

29. $\frac{1}{30}x + \frac{1}{31}y = \frac{1}{930}$

30. $\frac{1}{31}x + \frac{1}{32}y = \frac{1}{992}$

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37. $\frac{1}{38}x + \frac{1}{39}y = \frac{1}{1482}$

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43. $\frac{1}{44}x + \frac{1}{45}y = \frac{1}{1980}$

44. $\frac{1}{45}x + \frac{1}{46}y = \frac{1}{2070}$

45. $\frac{1}{46}x + \frac{1}{47}y = \frac{1}{2162}$

46. $\frac{1}{47}x + \frac{1}{48}y = \frac{1}{2256}$

47. $\frac{1}{48}x + \frac{1}{49}y = \frac{1}{2352}$

48. $\frac{1}{49}x + \frac{1}{50}y = \frac{1}{2450}$

49. $\frac{1}{50}x + \frac{1}{51}y = \frac{1}{2550}$

50. $\frac{1}{51}x + \frac{1}{52}y = \frac{1}{2652}$

51. $\frac{1}{52}x + \frac{1}{53}y = \frac{1}{2756}$

52. $\frac{1}{53}x + \frac{1}{54}y = \frac{1}{2862}$

53. $\frac{1}{54}x + \frac{1}{55}y = \frac{1}{2970}$

54. $\frac{1}{55}x + \frac{1}{56}y = \frac{1}{3080}$

55. $\frac{1}{56}x + \frac{1}{57}y = \frac{1}{3192}$

56. $\frac{1}{57}x + \frac{1}{58}y = \frac{1}{3306}$

57. $\frac{1}{58}x + \frac{1}{59}y = \frac{1}{3422}$

58. $\frac{1}{59}x + \frac{1}{60}y = \frac{1}{3540}$

59. $\frac{1}{60}x + \frac{1}{61}y = \frac{1}{3660}$

60. $\frac{1}{61}x + \frac{1}{62}y = \frac{1}{3782}$

61. $\frac{1}{62}x + \frac{1}{63}y = \frac{1}{3906}$

62. $\frac{1}{63}x + \frac{1}{64}y = \frac{1}{4032}$

63. $\frac{1}{64}x + \frac{1}{65}y = \frac{1}{4160}$

64. $\frac{1}{65}x + \frac{1}{66}y = \frac{1}{4290}$

65. $\frac{1}{66}x + \frac{1}{67}y = \frac{1}{4422}$

66. $\frac{1}{67}x + \frac{1}{68}y = \frac{1}{4560}$

67. $\frac{1}{68}x + \frac{1}{69}y = \frac{1}{4700}$

68. $\frac{1}{69}x + \frac{1}{70}y = \frac{1}{4842}$

69. $\frac{1}{70}x + \frac{1}{71}y = \frac{1}{4986}$

70. $\frac{1}{71}x + \frac{1}{72}y = \frac{1}{5132}$

71. $\frac{1}{72}x + \frac{1}{73}y = \frac{1}{5280}$

72. $\frac{1}{73}x + \frac{1}{74}y = \frac{1}{5430}$

73. $\frac{1}{74}x + \frac{1}{75}y = \frac{1}{5582}$

74. $\frac{1}{75}x + \frac{1}{76}y = \frac{1}{5736}$

75. $\frac{1}{76}x + \frac{1}{77}y = \frac{1}{5892}$

76. $\frac{1}{77}x + \frac{1}{78}y = \frac{1}{6050}$

77. $\frac{1}{78}x + \frac{1}{79}y = \frac{1}{6210}$

78. $\frac{1}{79}x + \frac{1}{80}y = \frac{1}{6372}$

79. $\frac{1}{80}x + \frac{1}{81}y = \frac{1}{6536}$

80. $\frac{1}{81}x + \frac{1}{82}y = \frac{1}{6702}$

81. $\frac{1}{82}x + \frac{1}{83}y = \frac{1}{6870}$

82. $\frac{1}{83}x + \frac{1}{84}y = \frac{1}{7040}$

83. $\frac{1}{84}x + \frac{1}{85}y = \frac{1}{7212}$

84. $\frac{1}{85}x + \frac{1}{86}y = \frac{1}{7386}$

85. $\frac{1}{86}x + \frac{1}{87}y = \frac{1}{7562}$

86. $\frac{1}{87}x + \frac{1}{88}y = \frac{1}{7740}$

87. $\frac{1}{88}x + \frac{1}{89}y = \frac{1}{7920}$

88. $\frac{1}{89}x + \frac{1}{90}y = \frac{1}{8102}$

89. $\frac{1}{90}x + \frac{1}{91}y = \frac{1}{8286}$

90. $\frac{1}{91}x + \frac{1}{92}y = \frac{1}{8472}$

91. $\frac{1}{92}x + \frac{1}{93}y = \frac{1}{8660}$

92. $\frac{1}{93}x + \frac{1}{94}y = \frac{1}{8850}$

93. $\frac{1}{94}x + \frac{1}{95}y = \frac{1}{9042}$

94. $\frac{1}{95}x + \frac{1}{96}y = \frac{1}{9236}$

95. $\frac{1}{96}x + \frac{1}{97}y = \frac{1}{9432}$

96. $\frac{1}{97}x + \frac{1}{98}y = \frac{1}{9630}$

97. $\frac{1}{98}x + \frac{1}{99}y = \frac{1}{9830}$

98. $\frac{1}{99}x + \frac{1}{100}y = \frac{1}{10032}$

99. $\frac{1}{100}x + \frac{1}{101}y = \frac{1}{10236}$

100. $\frac{1}{101}x + \frac{1}{102}y = \frac{1}{10442}$

101. $\frac{1}{102}x + \frac{1}{103}y = \frac{1}{10650}$

102. $\frac{1}{103}x + \frac{1}{104}y = \frac{1}{10860}$

103. $\frac{1}{104}x + \frac{1}{105}y = \frac{1}{11072}$

104. $\frac{1}{105}x + \frac{1}{106}y = \frac{1}{11286}$

105. $\frac{1}{106}x + \frac{1}{107}y = \frac{1}{11502}$

106. $\frac{1}{107}x + \frac{1}{108}y = \frac{1}{11720}$

107. $\frac{1}{108}x + \frac{1}{109}y = \frac{1}{11940}$

108. $\frac{1}{109}x + \frac{1}{110}y = \frac{1}{12162}$

109. $\frac{1}{110}x + \frac{1}{111}y = \frac{1}{12386}$

110. $\frac{1}{111}x + \frac{1}{112}y = \frac{1}{12612}$

111. $\frac{1}{112}x + \frac{1}{113}y = \frac{1}{12840}$

112. $\frac{1}{113}x + \frac{1}{114}y = \frac{1}{13070}$

APPENDIX B: DRAFT DEVELOPMENT FEE ORDINANCE

**BOROUGH OF HASBROUCK HEIGHTS
BERGEN COUNTY, NEW JERSEY**

ORDINANCE NO. ____

**An Ordinance Amending the Code of the Borough of
Hasbrouck Heights, entitled "Developer's fees" to Conform
with the Council on Affordable Housing's Recently Adopted
Third Round Regulations**

WHEREAS, the purpose of this ordinance is to amend the Borough's Code to adopt a new development fee ordinance and affordable housing trust fund ordinance that conforms with the Council on Affordable Housing's recently adopted Third Round Regulations; and

WHEREAS, the purpose of this ordinance is to better protect the public health, safety, and general welfare of the residents of the Borough.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Hasbrouck Heights as follows:

Section 1: The Code of the Borough of Hasbrouck Heights shall hereby be amended by adding Section _____, to read as follows:

§ _____. Developer's fees

A. Purpose

- (1) In Holmdel Builders Association v. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's ("COAH's") adoption of rules.
- (2) Pursuant to P.L. 2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide

Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring, and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from non-residential development.

- (3) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance with P.L. 2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

B. Basic requirements

- (1) This ordinance shall not be effective until approved by COAH pursuant to N.J.A.C. 5:96-5.1.
- (2) The Borough of Hasbrouck Heights shall not spend development fees until COAH has approved a plan for spending such fees in conformance with N.J.A.C. 5:97-8.10 and N.J.A.C. 5:96-5.3.

C. Definitions. The following terms, as used in this ordinance, shall have the following meanings:

- (1) **AFFORDABLE HOUSING DEVELOPMENT.** A development included

in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project, or a 100 percent affordable development.

- (2) **COUNCIL ON AFFORDABLE HOUSING.** The New Jersey Council on Affordable Housing established under the Fair Share Housing Act, which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.
- (3) **DEMOLISHED.** Any act or process that renders more than 50% of a structure or building unsafe for human occupancy or use shall be considered demolished for the purposes of this ordinance.
- (4) **DEVELOPMENT FEE.** Funds paid by any person for the improvement of property as permitted in N.J.A.C. 5:97-8.3.
- (5) **DEVELOPER.** The legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- (6) **EQUALIZED ASSESSED VALUE.** The assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L. 1973, c.123 (C.54:1-35a through C.54:1-35c).
- (7) **GREEN BUILDING STRATEGIES.** Those strategies that minimize the impact of development on the environment, and enhance the health,

safety, and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

(8) **LIVING SPACE.** All internal areas of a dwelling with a floor to ceiling height of greater than six feet, exclusive of garages which are not to be considered as living space..

(9) **NATURAL DISASTER.** A catastrophic event, such as a hurricane, flood, earthquake, volcanic eruption, landslide, blizzard, or other natural phenomena that causes extensive human casualties, property damage, or both.

D. Residential Development fees.

(1) **Imposed Fees.**

(a) For all residential developments, residential developers shall pay a fee of one and one-half percent (1.5%) of the equalized assessed value for residential development, provided no increased density is permitted.

(b) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of six percent (6%) of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of

calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

- (2) Eligible exactions, ineligible exactions, and exemptions for residential development
 - (a) Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
 - (b) Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.

(c) Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, except that expansion of an existing residential structure which increases the living space by less than 20% and/or the volume of the existing structure by less than 20% shall be exempt from paying a development fee. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

(d) A dwelling that is constructed as a replacement for a dwelling that was demolished as a result of a natural disaster shall be exempt from paying a development fee. The dwelling that is constructed as a replacement dwelling must be constructed on the same site as the dwelling that was demolished as a result of a natural disaster.

E. Non-residential Development fees

(1) Imposed fees

(a) Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5%) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.

(b) Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5%) percent of the increase in equalized

assessed value resulting from any additions to existing structures to be used for non-residential purposes.

- (c) Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

- (2) Eligible exactions, ineligible exactions, and exemptions for non-residential development.

- (a) The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5%) percent development fee, unless otherwise exempted below.

- (b) The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations, and repairs.

- (c) Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L. 2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development

Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.

(d) A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L. 2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

(e) If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Borough as a lien against the real property of the owner.

F. Collection procedures

(1) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.

(2) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-

Residential Development Certification/Exemption” to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provide in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated final assessments as per the instructions provided in Form N-RDF.

- (3) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- (4) Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- (5) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- (6) Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- (7) Should the Borough fail to determine or notify the developer of the

amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L. 2008, c.46 (C.40:55D-8.6).

- (8) Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

(9) Appeal of development fees

- (1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by the Borough. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

- (2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director,

which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the Borough. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

G. Affordable Housing Trust Fund

- (1) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the chief financial officer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- (2) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - (a) payments in lieu of on-site construction of affordable units;
 - (b) developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - (c) rental income from municipally operated units;
 - (d) repayments from affordable housing program loans;
 - (e) recapture funds;
 - (f) proceeds from the sale of affordable units; and

- (g) any other funds collected in connection with the Borough's affordable housing program.
- (3) Within seven days from the opening of the trust fund account, the Borough shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank, and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
- (4) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

H. Use of funds

- (1) The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the Borough's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable, housing, extensions or improvements of roads and

infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8-7 through 8.9 and specified in the approved spending plan.

- (2) Funds shall not be expended to reimburse the Borough for past housing activities.
- (3) At least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - (a) Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.
 - (b) Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median

income. The use of development fees in this manner shall entitle the Borough to bonus credits pursuant to N.J.A.C. 5:96-18.

- (c) Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- (4) The Borough may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
- (5) No more than 20 percent of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or and affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

I. Monitoring

The Borough shall complete and return to COAH all monitoring forms included in the annual monitoring report related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, and funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Borough's housing program, as well as to the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

J. Ongoing Collection of Fees

The ability for the Borough to impose, collect, and expend development fees shall expire with its substantive certification on the date of expiration of substantive certification unless the Borough has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its development fee ordinance. If the Borough fails to renew its ability to impose and collect development fees prior to the date of expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L. 1985, c.222 (C.52:27D-320). The Borough shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall the Borough retroactively

impose a development fee on such a development. The Borough will not expend development fees after the expiration of its substantive certification.

Section 2: All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are repealed, but only to the extent of any inconsistencies.

Section 3: The provisions of this ordinance are severable. If any part of this ordinance is declared to be unconstitutional or invalid by any court, the remaining parts of this ordinance will remain in full force and effect.

Section 4: This ordinance shall take effect after review and approval by COAH and final approval and publication according to law.

Introduced and passed first reading:

Passed second reading:

ATTEST:

APPROVED BY:

Rose Marie Sees, Borough Clerk

Rose M. Heck, Mayor

APPENDIX C: DRAFT RESOLUTION REQUESTING COAH TO REVIEW DEVELOPMENT FEE
ORDINANCE

DRAFT RESOLUTION REQUESTING COAH TO REVIEW DEVELOPMENT FEE ORDINANCE

WHEREAS, the Borough of Hasbrouck Heights, Bergen County was granted substantive certification by the Council on Affordable Housing (COAH) on *[insert date]*; and

WHEREAS, P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), permits municipalities that are under the jurisdiction of COAH or of a court of competent jurisdiction and that have a COAH-approved spending plan to impose and retain fees on residential and non-residential development; and

WHEREAS, subject to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), N.J.A.C. 5:97-8.3 permits a municipality to prepare and submit a development fee ordinance for review and approval by the Council on Affordable Housing (COAH) that is accompanied by and includes the following:

1. A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d) ;
2. A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e);
3. A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d) ;
4. A description of collection procedures per N.J.A.C. 5:97-8.3(f);
5. A description of development fee appeals per N.J.A.C. 5:97-8.3(g); and
6. A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h).

WHEREAS, the Borough of Hasbrouck Heights has prepared a draft development fee ordinance that establishes standards for the collection, maintenance, and expenditure of development fees consistent with COAH's regulations at N.J.A.C. 5:97-8 and in accordance with P.L.2008, c.46, Sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Hasbrouck Heights, Bergen County requests that COAH review and approve the Borough of Hasbrouck Heights' development fee ordinance.

Rose Marie Sees
Municipal Clerk

Introduction

The purpose of this study is to investigate the effects of various factors on the growth of a specific plant species. The study was conducted over a period of six months, during which time the plants were grown under different conditions. The results of the study are presented in the following sections.

The first section discusses the methodology used in the study, including the selection of the plant species, the experimental design, and the data collection methods. The second section presents the results of the study, showing the growth of the plants under different conditions. The third section discusses the implications of the results and the conclusions drawn from the study.

The results of the study show that the growth of the plant species is significantly affected by the different conditions. The plants grown under the most favorable conditions showed the highest growth rates, while those grown under the least favorable conditions showed the lowest growth rates. The results also show that the growth of the plant species is affected by the interaction of the different factors.

The implications of the results are that the growth of the plant species can be optimized by controlling the different factors. This has important implications for the cultivation of the plant species, as it allows for the selection of the most favorable conditions for growth.

The conclusions drawn from the study are that the growth of the plant species is significantly affected by the different conditions. The results also show that the growth of the plant species is affected by the interaction of the different factors. This has important implications for the cultivation of the plant species, as it allows for the selection of the most favorable conditions for growth.

References

1. Smith, J. (2010). The effects of light on plant growth. *Journal of Plant Biology*, 123(4), 567-578.

2. Jones, K. (2011). The effects of temperature on plant growth. *Journal of Plant Biology*, 124(3), 456-467.

APPENDIX D: DRAFT SPENDING PLAN

INTRODUCTION

The Borough of Hasbrouck Heights, Bergen County, New Jersey has prepared a Housing Element and Fair Share Plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on *[date of approval to be inserted once approved by COAH]* and adopted by the municipality on *[date of adoption to be inserted]*. The ordinance establishes the Borough of Hasbrouck Heights affordable housing trust fund for which this spending plan is prepared.

As of July 17, 2008, the Borough of Hasbrouck Heights has collected \$ *[insert amount of revenue already collected]*, expended \$ *[insert amount of funds already expended]*, resulting in a balance of \$ *[insert balance as of July 17, 2008]*. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in *[insert bank]* for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, the Borough of Hasbrouck Heights considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows:

[List affordable housing sites from inclusionary zone(s) where the developer(s) has made or committed to make a PIL along with the associated PIL amount(s). If payments in lieu have not been collected or assessed, so indicate. Please note that while all other fund sources include projected revenues, PIL funds are based only on actual revenues]

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income,

proceeds from the sale of affordable units and *[insert name of other fund(s)]*. *[If no other funds have been or are anticipated to be collected, so indicate.]*

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

[Provide a breakdown by year for all sources of funds collected and/or anticipated during the substantive certification period. COAH will substitute actual revenue for the period between the preparation of this spending plan and COAH's approval, as entered by the municipality in the CTM system. Use and submit additional spreadsheet(s) as necessary. A sample spreadsheet format is provided below.]

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2008 THROUGH 2018											
	7/18/08 Through 12/31/08	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
(a) Development fees:												
1. Approved Development												
2. Development Pending Approval												
3. Projected Development												
(b) Payments in Lieu of Construction												
(c) Other Funds (Specify source(s))												
(d) Interest												
Total												

The Borough of Hasbrouck Heights projects a total of \$ [insert total of all revenue listed above] in revenue to be collected between July 18, 2008 and December 31, 2018. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Borough of Hasbrouck Heights:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Borough of Hasbrouck Heights' development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

[Provide a brief explanation of local procedures for distributing the municipality's affordable housing trust funds.]

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

The Borough of Hasbrouck Heights will dedicate \$ *[insert amount of revenue to be dedicated]* to rehabilitation or new construction programs (see detailed descriptions in Fair Share Plan) as follows:

Rehabilitation program: \$ *[insert amount of revenues to be expended]*

New construction project(s): \$ *[insert amount of revenues to be expended, by project and total; individually list programs and projects e.g. for-sale and rental municipally sponsored, accessory apartments, etc.]*

(b) **Affordability Assistance (N.J.A.C. 5:97-8.8)**

[Municipalities are required to spend a minimum of 30 percent of development fee revenue to render existing affordable units more affordable and one-third of that amount must be dedicated to very low-income households (i.e. households earning less than 30 percent of the regional median income). Utilize the formulae below to project the minimum affordability assistance requirements. The actual affordability assistance minimums are calculated on an ongoing basis in the CTM system based on actual revenues.]

To initially project a funding amount that will be dedicated to affordability assistance, first subtract actual expenditures on all new construction, previously funded regional contribution agreements and rehabilitation activities from inception of the fund

through June 2, 2008 from the sum of actual and projected development fees and interest through December 31, 2018. Multiply this amount by 30 percent and then subtract actual affordability assistance expenditures from inception of the fund through December 31, 2004 from the result. The outcome of this calculation will be the total remaining funds that must be dedicated to affordability assistance for the period January 1, 2005 through December 31, 2018.

To initially project a funding amount that will be dedicated to affordability assistance for very low-income households, divide the affordability assistance figure derived from the above paragraph by three. The outcome of this calculation will be the total remaining funds that must be dedicated to very low-income affordability assistance for the period January 1, 2005 through December 31, 2018. Municipalities will receive credit against this projected minimum for affordability assistance activity from January 1, 2005 to the present.]

Projected minimum affordability assistance requirement:

Actual development fees through 7/17/2008		\$
Actual interest earned through 7/17/2008	+	\$
Development fees projected* 2008-2018	+	\$
Interest projected* 2008-2018	+	\$
Less housing activity expenditures through 6/2/2008	-	\$
Total	=	
30 percent requirement	x 0.30 =	\$
Less Affordability assistance expenditures through 12/31/2004	-	\$
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018	=	\$
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018	÷ 3 =	\$

* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

The Borough of Hasbrouck Heights will dedicate \$ [insert amount of revenues to be dedicated] from the affordable housing trust fund to render units more affordable, including \$ [insert amount of revenue to be dedicated] to render units more affordable to households earning 30 percent or less of median income by region, as follows:

[List affordability assistance programs such as down-payment assistance, rental assistance, converting low-income units to very-low-income units, etc.]

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

[Municipalities are permitted to use affordable housing trust fund revenue for related administrative costs up to a 20 percent limitation pending funding availability after

programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis in the CTM system based on actual revenues.

To initially project a funding amount that will be available for administrative costs, sum all development fees actually collected since the inception of the account and all actual interest earned since the inception of the account with all projected development fees and interest projected to be collected through December 31, 2018. To this amount, add all payments in lieu of constructing affordable units and other account deposits from the inception of the account through July 17, 2008. From this total amount, subtract RCA expenditures made or contractually obligated from the inception of the account through December 31, 2018. Multiply this amount by 20 percent and then subtract actual administrative expenditures made from the inception of the account through December 31, 2004. The outcome of this calculation will be the total remaining funds that will be available to defray administrative expenses for the period January 1, 2005 through December 31, 2018.]

The Borough of Hasbrouck Heights projects that \$[insert projected amount of revenue available] will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

[Provide detailed description]

4. EXPENDITURE SCHEDULE

The Borough of Hasbrouck Heights intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

[In developing this spending plan, it is important to note that all funds in the municipal trust fund as of July 17, 2008IS must be fully expended or committed to be expended within four years of COAH's approval of the spending plan.]

[A sample spreadsheet format is provided below.]

5. EXCESS OR SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, the governing body of the Borough of Hasbrouck Heights has adopted a resolution agreeing to fund any shortfall of funds required for implementing *[insert types of housing programs]*. In the event that a shortfall of anticipated revenues occurs, *[insert name of municipality]* will *[describe method of handling the shortfall of funds such as a resolution of intent to bond]*. A copy of the adopted resolution is attached.

[COAH requires a municipality to pass a resolution of intent to bond or a resolution appropriating funds from general revenue for any unanticipated shortfall in a municipal rehabilitation program or municipal construction project.]

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to *[describe type of housing activities]*.

6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with *[insert municipality]*'s Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

[Reference section of Affordable Housing Ordinance that explains the collection and distribution of barrier free funds.]

SUMMARY

The Borough of Hasbrouck Heights intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated *[insert date]*.

The Borough of Hasbrouck Heights has a balance of \$ *[insert balance]* as of July 17, 2008 and anticipates an additional \$ *[insert total projected revenue]* in revenues before the expiration of substantive certification for a total of \$*[insert total of balance and projections]*. The municipality will dedicate \$ *[insert amount of revenue for housing activities]* towards *[insert types of housing programs]*, \$ *[insert amount of revenue for affordability assistance]* to render units more affordable, and \$*[insert amount of revenue for administrative costs]* to administrative costs. Any shortfall of funds will be offset by *[insert source of funds]*. The municipality will dedicate any excess funds toward *[insert types of housing programs]*.

SPENDING PLAN SUMMARY	
Balance as of July 17, 2008	\$
PROJECTED REVENUE July 18, 2008-2018	
Development fees	+ \$
Payments in lieu of construction	+ \$
Other funds	+ \$
Interest	+ \$
TOTAL REVENUE	= \$
EXPENDITURES	
Funds used for Rehabilitation	- \$
Funds used for New Construction	
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
4.	- \$
5.	- \$
6.	- \$
7.	- \$
8.	- \$
9.	- \$
10.	- \$
Affordability Assistance	- \$
Administration	- \$
Excess Funds for Additional Housing Activity	= \$
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
TOTAL PROJECTED EXPENDITURES	= \$
REMAINING BALANCE	= \$0.00

APPENDIX E: DRAFT RESOLUTION FORWARDING SPENDING PLAN TO COAH

DRAFT RESOLUTION FORWARDING SPENDING PLAN TO COAH

WHEREAS, the Borough of Hasbrouck Heights, Bergen County was granted substantive certification by the Council on Affordable Housing (COAH) on *(insert date)*; and

WHEREAS, the Borough of Hasbrouck Heights received approval from COAH on *[insert date]* of its development fee ordinance; and

WHEREAS, the development fee ordinance establishes an affordable housing trust fund that includes development fees, payments from developers in lieu of constructing affordable units on-site, barrier free escrow funds, rental income, repayments from affordable housing program loans, recapture funds, proceeds from the sale of affordable units, and/or *[insert any other funds collected in connection with your municipality's affordable housing program]*;

WHEREAS, N.J.A.C. 5:97-8.1(d) requires a municipality with an affordable housing trust fund to receive approval of a spending plan from COAH prior to spending any of the funds in its housing trust fund; and

WHEREAS, N.J.A.C. 5:97-8.10 requires a spending plan to include the following:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;
2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units on sites zoned for affordable housing, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;
3. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
4. A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7, 8.8, and 8.9;
5. A schedule for the expenditure of all affordable housing trust funds;
6. If applicable, a schedule for the creation or rehabilitation of housing units;
7. A pro-forma statement of the anticipated costs and revenues associated with the development if the municipality envisions supporting or sponsoring public sector or non-profit construction of housing; and
8. A plan to spend the trust fund balance as of July 17, 2008 within four years of the Council's approval of the spending plan, or in accordance with an implementation schedule approved by the Council;

9. A plan to spend and/or contractually commit all development fees and any payments in lieu of construction within three years of the end of the calendar year in which funds are collected, but no later than the end of third round substantive certification period;
10. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan; and
11. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation.

WHEREAS, the Borough of Hasbrouck Heights, Bergen County has prepared a spending plan consistent with N.J.A.C. 5:97-8.10 and P.L. 2008, c.46.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Hasbrouck Heights, Bergen County requests that COAH review and approve the Borough of Hasbrouck Heights' spending plan.

Rose Marie Sees
Municipal Clerk

APPENDIX F: DRAFT AFFORDABLE HOUSING ORDINANCE
Pending COAH Publication

APPENDIX G: DRAFT ORDINANCE CREATING THE POSITION OF MUNICIPAL HOUSING LIAISON

ORDINANCE NO. _____

**AN ORDINANCE TO CREATE THE POSITION OF
MUNICIPAL HOUSING LIAISON FOR THE PURPOSE OF
ADMINISTERING BOROUGH OF HASBROUCK
HEIGHTS AFFORDABLE HOUSING PROGRAM
PURSUANT TO THE FAIR HOUSING ACT.**

BE IT ORDAINED by the Borough of Hasbrouck Heights in the County of Bergen and State of New Jersey that the following amendments be made to Chapter [insert number] of Hasbrouck Heights:

Section 1. Purpose.

The purpose of this article is to create the administrative mechanisms needed for the execution of Borough of Hasbrouck Heights responsibility to assist in the provision of affordable housing pursuant to the Fair Housing Act of 1985.

Section 2. Definitions.

As used in this article, the following terms shall have the meanings indicated:

MUNICIPAL HOUSING LIAISON – The employee charged by the governing body with the responsibility for oversight and administration of the affordable housing program for Borough of Hasbrouck Heights

ADMINISTRATIVE AGENT – The entity responsible for administering the affordability controls of some or all units in the affordable housing program for Borough of Hasbrouck Heights to ensure that the restricted units under administration are affirmatively marketed and sold or rented, as applicable, only to low- and moderate-income households.

Section 3. Establishment of Municipal Housing Liaison position and compensation; powers and duties.

- A. Establishment of position of Municipal Housing Liaison. There is hereby established the position of Municipal Housing Liaison for Borough of Hasbrouck Heights.
- B. Subject to the approval of the Council on Affordable Housing (COAH), the Municipal Housing Liaison shall be appointed by the Governing Body and may be a full or part time municipal employee.
- C. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for Borough of Hasbrouck Heights, including the following responsibilities which may not be contracted out, exclusive of item 6 which may be contracted out:

- (1) Serving as Hasbrouck Heights primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents, and interested households;
 - (2) Monitoring the status of all restricted units in Hasbrouck Heights Fair Share Plan;
 - (3) Compiling, verifying, and submitting annual reports as required by COAH;
 - (4) Coordinating meetings with affordable housing providers and Administrative Agents, as applicable;
 - (5) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH;
 - (6) If applicable, serving as the Administrative Agent for some or all of the restricted units in Hasbrouck Heights as described in F. below.
- D. Subject to approval by COAH, Borough of Hasbrouck Heights may contract with or authorize a consultant, authority, government or any agency charged by the Governing Body, which entity shall have the responsibility of administering the affordable housing program of Borough of Hasbrouck Heights, except for those responsibilities which may not be contracted out pursuant to subsection C above. If Borough of Hasbrouck Heights contracts with another entity to administer all or any part of the affordable housing program, including the affordability controls and Affirmative Marketing Plan, the Municipal Housing Liaison shall supervise the contracting Administrative Agent.
- E. Compensation. Compensation shall be fixed by the Governing Body at the time of the appointment of the Municipal Housing Liaison.
- F. Administrative powers and duties assigned to the Municipal Housing Liaison.
- (1) Affirmative Marketing
 - (a) Conducting an outreach process to insure affirmative marketing of affordable housing units in accordance with the Affirmative Marketing Plan of *[insert name of municipality]* and the provisions of N.J.A.C. 5:80-26.15; and
 - (b) Providing counseling or contracting to provide counseling services to low and moderate income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

(2) Household Certification

- (a) Soliciting, scheduling, conducting and following up on interviews with interested households;
- (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
- (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
- (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et. seq.;
- (e) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located; and
- (f) Employing the random selection process as provided in the Affirmative Marketing Plan of *[insert name of municipality]* when referring households for certification to affordable units.

(3) Affordability Controls

- (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
- (b) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
- (c) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the appropriate county's register of deeds or county clerk's office after the termination of the affordability controls for each restricted unit;
- (d) Communicating with lenders regarding foreclosures; and
- (e) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.

(4) Resale and rental

- (a) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or rental; and
 - (b) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or re-rental.
- (5) Processing request from unit owners
 - (a) Reviewing and approving requests from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership;
 - (b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the cost of central air conditioning systems; and
 - (c) Processing requests and making determinations on requests by owners of restricted units for hardship waivers.
- (6) Enforcement
 - (a) Securing annually lists of all affordable housing units for which tax bills are mailed to absentee owners and notifying all such owners that they must either move back to their unit or sell it;
 - (b) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - (c) The posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent can be made;
 - (d) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;

- (e) Establishing a program for diverting unlawful rent payments to the municipality's affordable housing trust fund or other appropriate municipal fund approved by the DCA;
 - (f) Creating and publishing a written operating manual, as approved by COAH, setting forth procedures for administering such affordability controls; and
 - (g) Providing annual reports to COAH as required.
- (7) The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.

Section 4. Severability.

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

Section 5. Inconsistent Ordinances Repealed.

All ordinances or parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed, but only to the extent of such inconsistencies.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

Adopted: (Insert date)

ATTEST:

APPROVED:

Rose Marie Sees

Municipal Clerk

Rose M Heck

Mayor

1. The first part of the paper discusses the importance of the study of the history of the world, and the role of the world in the development of the human race.

2. The second part of the paper discusses the importance of the study of the history of the world, and the role of the world in the development of the human race.

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APPENDIX H: DRAFT GOVERNING BODY RESOLUTION DESIGNATING THE MUNICIPAL HOUSING
LIAISON

DRAFT RESOLUTION APPOINTING THE MUNICIPAL HOUSING LIAISON

Borough of Hasbrouck Height, Bergen County

WHEREAS, the Governing Body of Borough of Hasbrouck Heights petitioned the Council on Affordable Housing (COAH) for substantive certification of its Housing Element and Fair Share Plan on *[insert date]*; and

WHEREAS, Hasbrouck Heights Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) and COAH's Third Round Substantive Rules (N.J.A.C. 5:94-1, et. seq.); and

WHEREAS, pursuant to N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq., Borough of Hasbrouck Heights is required to appoint a Municipal Housing Liaison for the administration of Hasbrouck Heights affordable housing program to enforce the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et. seq.; and

WHEREAS, Borough of Hasbrouck Heights has amended Chapter *[insert number]* entitled *[insert title of Chapter in Code]* to provide for the appointment of a Municipal Housing Liaison to administer Hasbrouck Heights affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of Borough of Hasbrouck Heights in the County of Bergen, and the State of New Jersey that *[insert name of municipal employee]* is hereby appointed by the Governing Body of Borough of Hasbrouck Heights as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Sections *[insert numbers]* of Borough of Hasbrouck Heights Code.

Rose Marie Sees
Municipal Clerk

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The document also mentions the need for regular audits to verify the accuracy of the records and to identify any discrepancies.

In addition to record-keeping, the document highlights the importance of proper inventory management. It suggests that businesses should maintain a detailed inventory of their stock, including the quantity and location of each item. This helps in tracking the flow of goods and ensures that there are no shortages or overstocks. The document also notes that regular inventory checks can help in identifying any losses or thefts.

Another key aspect discussed is the importance of timely payment of bills and taxes. The document advises businesses to pay their bills and taxes on time to avoid penalties and interest charges. It also suggests that businesses should keep track of their payment schedules and set reminders to ensure that all payments are made on time.

The second part of the document focuses on the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The document also mentions the need for regular audits to verify the accuracy of the records and to identify any discrepancies.

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APPENDIX I: DRAFT AFFIRMATIVE MARKETING ORDINANCE
Pending publication from COAH.

APPENDIX J: PRIOR ROUND VACANT LAND ADJUSTMENT DATA

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BLOCK	LOT	ACRES	STNUM	STREET NAME	OWNER	ZONING	PLANNING AREA	SEWER SERV. AREA	SUITABLE	NON-SUITABLE	Comment
103	5	0.04 Ac	22	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
103	6	0.04 Ac	26	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
103	7	0.04 Ac	30	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
103	8	0.05 Ac	34	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
103	9	0.04 Ac	38	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
103	10	0.04 Ac	42	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
103	1	0.06 Ac	10	LINCOLN AVE			PA1	Y	0.00	0.06 Ac	Front yard of property located in Wood-Ridge.
103	3	0.04 Ac	14	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
103	4	0.04 Ac	18	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
103	11	0.05 Ac	46	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
103	12	0.05 Ac	50	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
103	13	0.05 Ac	54	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
104	16	0.05 Ac	66	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
104	20	0.04 Ac	82	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
104	21	0.05 Ac	86	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
104	25	0.05 Ac	102	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
104	27	0.05 Ac	110	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
104	22	0.04 Ac	90	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
104	23	0.04 Ac	92	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
104	24	0.04 Ac	98	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
104	14	0.05 Ac	58	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
104	15	0.04 Ac	56	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
104	17	0.04 Ac	70	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
104	18	0.04 Ac	74	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
104	19	0.04 Ac	78	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
104	26	0.04 Ac	108	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
10	20	0.12 Ac	37	HAMILTON AVE	LOGATTO, MARCELLO F	R-100	PA1	Y	0.00	0.12	Undersized parcel.
103.01	1	1.33 Ac		E/S RT 17	SCHULTZ, RICHARD C/PROGRESSIVE BRK	B-2	PA1	Y	0.00	1.33	Yard for adjoining development/storage.
104	19	0.30 Ac	202	TERRACE AVE	HACKENSACK MEDICAL CENTER	R-3	PA1	Y	0.00	0.30	Undersized parcel.
119.03	61	0.13 Ac	342	ROUTE 17	DOUGAN, SEAN	B-2	PA1	Y	0.00	0.13	Within 100-Year Floodplain
120.03	1	0.20 Ac		ROUTE 17	MCCC HEIGHTS LLC	B-2	PA1	Y	0.00	0.20	Within 100-Year Floodplain
125.04	1	0.54 Ac		ROUTE 17 & WILLIAMS	KASSIAN REALTY CORP	B-2	PA1	Y	0.00	0.54 Ac	Undersized parcel.
131	9	0.43 Ac		N/S INDUSTRIAL AVE	#47 INDUSTRIAL AVE, LLC	R-100	PA1	Y	0.00	0.43 Ac	Undersized parcel.
132.01	1	0.49 Ac		RAILROAD STREET	GOLDMAN RLY/GO UNITED WIRE	B-2	PA1	Y	0.00	0.49 Ac	Undersized parcel.
135.03	4	0.35		ROUTE 17	OUTDOOR SYSTEMS, INC	R-3	PA1	Y	0.00	0.35	Undersized parcel.
135.03	9	0.12		ROUTE 17	OWNER UNKNOWN	R-3	PA1	Y	0.00	0.12	Undersized parcel.
135.03	10	0.02		ROUTE 17	BONANNO REAL ESTATE GROUP	R-3	PA1	Y	0.00	0.02	Undersized parcel.
135.03	11	0.10		ROUTE 46	ILLES, VERA & ILLES, STEVEN	R-3	PA1	Y	0.00	0.10	Undersized parcel.
160	25	0.11 Ac		TERRACE AVE	LENEX, JAMES E. ESTATE OF	R-2	PA1	Y	0.00	0.11 Ac	Undersized parcel.
162.02	1	0.32 Ac		HAS HTS & HACKENSACK	1 BLVD LLC	B-2	PA1	Y	0.00	0.32	Undersized parcel.
162.03	32	0.16 Ac		HAS HTS & HACKENSACK	HARTZ - HASBROUCK LIMITED	R-2	PA1	Y	0.00	0.16	Undersized parcel.
163	32	0.16 Ac		SOUTHSIDE OF MADISON	RECCHIONE, ROBERT F & BARBARA	B-2	PA1	Y	0.00	0.16	Undersized parcel.
168.02	102	0.77 Ac		E/S RT 17	1320-1330MADISONST, LLC	R-2	PA1	Y	0.00	0.77	Within 100-Year Floodplain
169	17	0.20 Ac		S/S CHARLTON AVE	INTERBORO HOLDING CO.	R-2	PA1	Y	0.00	0.20 Ac	Undersized parcel.
170.01	9	0.02 Ac		E/S RT 46	BRUNO, LOUIS	R-2	PA1	Y	0.00	0.02 Ac	Undersized parcel.
170.02	8	0.27 Ac		BOULEVARD	KRIEGER, B&C & S&E HEKEMIAN	R-2	PA1	Y	0.00	0.27 Ac	Undersized parcel.
171.01	12	0.12 Ac		W/S ROUTE 46	CARERI, JOSEPH	R-2	PA1	Y	0.00	0.12 Ac	Undersized parcel.
171.01	12	0.03 Ac		W/S ROUTE 47	BRUNO, LOUIS	R-2	PA1	Y	0.00	0.03 Ac	Undersized parcel.
171.02	20	0.02 Ac		W/S ROUTE 46	SODORA, JOSEPH & MARY	R-2	PA1	Y	0.00	0.02 Ac	Undersized parcel.
171.02	20	0.09 Ac	515	BURTON AVE	IMBURGA, CHARLES & DOROTHY	R-2	PA1	Y	0.00	0.09 Ac	Undersized parcel.
172	5	0.19 Ac	528	COLLINS AVE	DELLA, JANICE E	R-2	PA1	Y	0.00	0.19 Ac	Undersized parcel.
173.02	17	0.15 Ac	496	BURTON AVE	HILTBOLD, GORDON & ALIDA	R-2	PA1	Y	0.00	0.15 Ac	Undersized parcel.
173.02	18	0.19 Ac		W/S ROUTE 46	HILTBOLD, GORDON & ALIDA	R-2	PA1	Y	0.00	0.19 Ac	Undersized parcel.
175	101	0.17	140	TERRACE AVE	FIFO FIVE LLC	R-3	PA1	Y	0.00	0.17	Undersized parcel.
182	21	0.09 Ac		ROUTE 17 AND HENRY	KUNDERT, WILLIAM, JR	B-2	PA1	Y	0.00	0.09 Ac	Undersized parcel.
19	13	0.12 Ac	133	COLUMBUS AVE	WERNER, BRUCE & JEAN	R-2	PA1	Y	0.00	0.12 Ac	Undersized parcel.
197	12	0.18 Ac	285	BALDWIN AVE	DUVOSIN, JERRY	R-2	PA1	Y	0.00	0.18 Ac	Undersized parcel.
200.01	48	0.09 Ac		E/S ROUTE 46	INTERBORO HOLDING CO.	R-2	PA1	Y	0.00	0.09 Ac	Undersized parcel.
200.02	35	0.01 Ac		ROUTE 46	KOPPEL, CHARLES D	R-2	PA1	Y	0.00	0.01 Ac	Undersized parcel.
202	1	0.16 Ac	499	BALDWIN AVE	ROMANO & SON TILE CO, INC.	R-2	PA1	Y	0.00	0.16 Ac	Undersized parcel.

(continued)

21	18.02	0.04 Ac	137	PASSAIC ST	CONDAL GREG & LINDA	R-2	PA1	Y	0.00	0.04 Ac	Undersized parcel.
33	26	0.13 Ac	212	HARRISON AVE	SERRANO, JOANNE F.	R-2	PA1	Y	0.00	0.13 Ac	Undersized parcel.
37	71	0.12 Ac	260	PASSAIC AVE	CUSANO, PAUL P. & DONNA M.	R-2	PA1	Y	0.00	0.12 Ac	Undersized parcel.
4.01	59	0.10 Ac	26	SPRINGFIELD AVE	BUSCIGLIO, FRANCESCA	R-2	PA1	Y	0.00	0.10 Ac	Undersized parcel.
42	31	0.13 Ac	211	WALTER AVE	FAO HASBROUCK HEIGHTS	R-2	PA1	Y	0.00	0.13 Ac	Undersized parcel.
42	39	0.12 Ac	212	HAMILTON AVE	JIANG, BI JIN & LIN FENG	R-2	PA1	Y	0.00	0.12 Ac	Undersized parcel.
43	16	0.13 Ac	211	HAMILTON AVE	CARRINO, ANTHONY & ADELINE	R-1	PA1	Y	0.00	0.10 Ac	Undersized parcel.
6.03	26.02	0.10 Ac	11	PASSAIC AVE	UNKNOWN	R-1	PA1	Y	0.00	0.30 Ac	Undersized parcel.
6.03	1.02	0.30 Ac	W15	WOODLAND AVE	CEDAR WRIGHT GARDENS	R-1	PA1	Y	0.00	0.11 Ac	Undersized parcel.
6.03	2.02	0.11 Ac	W15	WOODLAND AVE	WOODSIDE ESTATES, INC	R-2	PA1	Y	0.00	0.12 Ac	Undersized parcel.
63	18	0.12 Ac	325	KIPP AVE	MALONEY ETAL, BRENDAN	R-2	PA1	Y	0.00	0.47 Ac	Under construction.
66.01	12.01	0.47 Ac	6	TERRACE AVE	TERRACE PARTNERS LLC	R-2	PA1	Y	0.00	0.05 Ac	Undersized parcel.
68	4	0.05 Ac	100	MAIN ST	OBRIEN, MICHAEL		PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	15	0.05 Ac	170	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	18	0.05 Ac	182	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	13	0.05 Ac	162	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	2	0.05 Ac					PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	12	0.05 Ac	188	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	7	0.05 Ac	138	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
74.02	14	0.05 Ac	186	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	1	0.04 Ac	114	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	3	0.05 Ac	122	LINCOLN AVE			PA1	Y	0.00	0.04 Ac	Front yard of property located in Wood-Ridge.
74.02	4	0.05 Ac	126	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	5	0.05 Ac	130	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	6	0.04 Ac	134	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	8	0.05 Ac	142	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	9	0.05 Ac	146	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	10	0.05 Ac	150	LINCOLN AVE			PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	11	0.05 Ac					PA1	Y	0.00	0.05 Ac	Front yard of property located in Wood-Ridge.
74.02	16	0.05 Ac	174	LINCOLN AVE			PA1	Y	0.00	0.14 Ac	Undersized parcel.
74.02	17	0.05 Ac	178	LINCOLN AVE	MAIURI, JERRY & JENNIE	R-2	PA1	Y	0.00	0.12 Ac	Undersized parcel.
76	56	0.14 Ac	140	WILLIAMS AVE	BENDIAN, JACK & ALICE	R-2	PA1	Y	0.00	0.03 Ac	Undersized parcel.
77.01	27	0.12 Ac	245	CHARLTON AVE	NOVELLO, FRANCESCO & CARMELLA	R-3	PA1	Y	0.00	0.02 Ac	Undersized parcel.
77.04	15	0.03 Ac	83	MAC ARTHUR AVE	ROMANO, OLIVIERO	R-3	PA1	Y	0.00	0.02 Ac	Undersized parcel.
77.05	23	0.02 Ac	10	CLARK CT	AVERSA, ANITA	R-3	PA1	Y	0.00	0.13 Ac	Undersized parcel.
77.05	19	0.02 Ac	2	CLARKE CT	ROBERT WAYNE BAKER TRUST	R-3	PA1	Y	0.00	0.14	Undersized parcel.
87	68	0.13 Ac	15	TERRACE AVE	DCG PROPERTIES, LLC	R-3	PA1	Y	0.00	0.61	Approved for development.
95	19.02	0.14	408	PASSAIC AVE	APC, LLC		PA1	Y	0.00		
96	1	0.61 Ac	451	SPRINGFIELD AVE			PA1	Y	0.00		



Figure 1: Scatter plot showing the relationship between two variables. The x-axis represents the independent variable, and the y-axis represents the dependent variable. The data points show a positive correlation, and the regression line indicates a linear relationship.



APPENDIX K: WORKBOOK C: SUMMARY OF ADJUSTED GROWTH SHARE PROJECTION BASED ON
LAND CAPACITY.

Growth Projection Adjustment - Actual Growth
Municipality Name: Borough of Hasbrouck Heights

		Actual Growth 01/01/04 to Present			
Residential COs Issued		60			
		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
Non-residential CO's by Use Group					
B		63324		2.8	177.31
M		26400		1.7	44.88
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3				1.6	0.00
A4				3.4	0.00
A5				2.6	0.00
E				0.0	0.00
I				2.6	0.00
R1				1.7	0.00
Total		89724	0		222

[Return to Growth Projection Adjustment Summary Screen](#)
[Proceed to Inventory of Vacant Residential Land](#)
[Proceed to Inventory of Non-residential Land](#)

Summary of Adjusted Growth Share Projection Based On Land Capacity
(Introduction to Workbook C)

Municipality Name: Borough of Hasbrouck Heights

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.
[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share (From Worksheet A)	Growth Share Based on Municipal Capacity (From Worksheet C)
Residential Growth	115	74
Residential Exclusions	0	0
Net Residential Growth	115	74
Residential Growth Share	23.00	14.80
Non-Residential Growth	780	265
Non-Residential Exclusions	0	0
Net Non- Residential Growth	780	265
Non-Residential Growth Share	48.75	16.59
Total Growth Share	72	31

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 14.8 plus a Non-residential Growth Share of 16.59 for a total Growth Share Obligation of 31 affordable units

Worksheet A: Growth Share Determination Using Published Data
(Appendix F(2), Allocating Growth To Municipalities)

COAH Growth Projections

Must be used in all submissions

Municipality Name: Borough of Hasbrouck Heights

Enter the COAH generated growth projections form Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	115	780
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04	0	
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored	0	
or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))	0	0
Affordable units		
Associated Jobs		
4 Net Growth Projection	115	780
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	23.00 Affordable Units	48.75 Affordable Units
6 Total Projected Growth Share Obligation		72 Affordable Units

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

Borough of Hasbrouck Heights Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
10	20.01	37 Hamilton Ave	Logatto, Marcello F	1	N	Y		0.12			0.00	8.00	0.00
104	19	202 Terrace Ave	Hackensack Medic	1	N	Y		0.30			0.30	8.00	2.40
131	9	N/S Industrial Ave	#47 Industrial Ave,	1	N	Y		0.43	0.43	Yard of adjoint	0.00	8.00	0.00
135.03	4	Route 17	Outdoor Systems II	1	N	Y		0.35	0.35	Yard of adjoint	0.00	8.00	0.00
135.03	9	Route 17	Unknown	1	N	Y		0.12			0.00	8.00	0.00
135.03	10	Route 17	Bonanno Real Este	1	N	Y		0.02			0.00	8.00	0.00
135.03	11.02	Route 46	Illes, Vera & Illes, S	1	N	Y		0.1			0.00	8.00	0.00
160	25	Terrace Ave	Lenox, James E Es	1	N	Y		0.11			0.00	8.00	0.00
163	32.01	Southside of Madis	Recchione, Robert	1	N	Y		0.16		0.11 Yard of adjoint	0.00	8.00	0.00
169	17	S/S Charlton Ave	Interboro Holding C	1	N	Y		0.2		0.16 Yard of adjoint	0.00	8.00	0.00
170.01	9	E/S Route 46	Bruno, Louis	1	N	Y		0.02			0.20	8.00	1.60
170.02	1	510-514 Boulevard	Krieger, B&C & S&	1	N	Y		0.27			0.00	8.00	0.00
171.01	8	W/S Route 46	Careni, Joseph	1	N	Y		0.12			0.27	8.00	2.16
171.01	12	W/S Route 46	Bruno, Louis	1	N	Y		0.03		0.12 Yard of adjoint	0.00	8.00	0.00
171.02	10	E/S Route 46	Sodora, Joseph & I	1	N	Y		0.02			0.00	8.00	0.00
171.02	20	515 Burton Ave	Imburgia, Charles E	1	N	Y		0.09			0.00	8.00	0.00
172	5	528 Collins Ave	D'Elia, Janice E	1	N	Y		0.19		0.09 Yard of adjoint	0.00	8.00	0.00
173.02	17	02 496 Burton Ave	Hiltbold, Gordon &	1	N	Y		0.15		0.19 Yard of adjoint	0.00	8.00	0.00
173.02	18	W/S Route 46	Hiltbold, Gordon &	1	N	Y		0.19		0.15 Yard of adjoint	0.00	8.00	0.00
175	1.01	140 Terrace Ave	FIFO Five, LLC	1	N	Y		0.49			0.19	8.00	1.52
Subtotal This Page												8.00	3.92
Subtotal Page 2													11.60
Subtotal Page 3													1.28
Subtotal Page 4													1.12
Subtotal All Pages													0.00
Grand Total													14.00

[Click Here to Return to Workbook C Summary](#)
[Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Borough of Hasbrouck Heights Growth Projection Adjustment - Residential Parcel Inventory Page 2

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
19	13	133 Colum	Werner, Br	1	N	Y		0.12	0.12	Yard of adjoi	0.00	8.00	0.00
197	12	285 Baldwi	Duvoison, J	1	N	Y		0.18	0.18	Yard of adjoi	0.00	8.00	0.00
200.01	48	E/S Route	Interboro P	1	N	Y		0.09			0.00	8.00	0.00
200.02	35	Route 46	Koppel, Ch	1	N	Y		0.01			0.00	8.00	0.00
202	1	499 Baldwi	Romano &	1	N	Y		0.16			0.16	8.00	1.28
21	18.02	137 Passa	Condal, Gr	1	N	Y		0.04			0.00	8.00	0.00
33	26	212 Harris	Serrano, J	1	N	Y		0.13		0.13 Yard of adjoi	0.00	8.00	0.00
37	71	260 Passa	Cusano, P	1	N	Y		0.12		0.12 Yard of adjoi	0.00	8.00	0.00
4.01	59	26 Springf	Busciglio, F	1	N	Y		0.1			0.00	8.00	0.00
42	31	211 Walter	FAO Hasbr	1	N	Y		0.13		0.13 Yard of adjoi	0.00	8.00	0.00
42	39	212 Hamilt	Jiang, Bi Ji	1	N	Y		0.12		0.12 Yard of adjoi	0.00	8.00	0.00
43	16	211 Hamilt	Carrino, Ar	1	N	Y		0.13		0.13 Parking lot	0.00	8.00	0.00
6.03	26.02	11 Passaic	Unknown	1	N	Y		0.1		0.1 Yard of adjoi	0.00	8.00	0.00
6.03	1.02	W15 Wood	Cedar Wrig	1	N	Y		0.3		0.3 Narrow strip	0.00	8.00	0.00
6.03	2.02	W15 Wood	Woodside	1	N	Y		0.11		0.11 Narrow strip	0.00	8.00	0.00
63	18	325 Kipp A	Maloney El	1	N	Y		0.12			0.00	8.00	0.00
68	4	100 Main S	O'Brien, Mik	1	N	Y		0.05			0.00	8.00	0.00
76	56	140 William	Maiuri, Jen	1	N	Y		0.14			0.00	8.00	0.00
77.01	27	245 Charlt	Bendian, J	1	N	Y		0.12		0.14 Yard of adjoi	0.00	8.00	0.00
77.04	15	83 Mac Art	Novello, Fr	1	N	Y		0.03			0.00	8.00	0.00
Total Page 2													1.28

Add More Sheets

[Residential Inventory Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Borough of Hasbrouck Heights Growth Projection Adjustment - Residential Parcel Inventory Page 3

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
77.05	23 10 Clark Ct	Romano, C		1	N	Y		0.02	0.02	Yard of adjc	0.00	8.00	0.00
77.05	19 2 Clark Ct	Aversa, An		1	N	Y		0.02			0.00	8.00	0.00
87	68 15 Terrace	Robert Wa		1	N	Y		0.13	0.13	Yard of adjc	0.00	8.00	0.00
95	19.02 408 Passai	DCG Prope		1	N	Y		0.14			0.14	8.00	1.12
96	1 451 Spring	APC, LLC		1	N	Y		0.61	0.61	Site approv	0.00	8.00	0.00
162.02	1 Has Hts &	1 BLVD LL		1	N	Y		0.92	0.92	Narrow strip	0.00	8.00	0.00
Total Page 3 1.12													

Add More Sheets

Residential Inventory Main Page

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Borough of Hasbrouck Heights Growth Projection Adjustment - Non-Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density *	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
119	61	342 Route 17	Dougan, Sean	1	N	Y		0.13	0.13	100-Year Floodpl	0.00	80.00	0.00
120	1	Route 17	MCCC Heights LLC	1	N	Y		0.20	0.20	100-Year Floodpl	0.00	80.00	0.00
125	1	Route 17 & William	Kassian Realty Cor	1	N	Y		0.54	0.54		0.54	80.00	43.20
132	1	Railroad Street	Goldman Rlty	1	N	Y		0.49	0.49	Trailer storage for	0.00	80.00	0.00
162	1	Hasbrouck Hts & H Hartz-Hasbrouck L		1	N	Y		0.52	0.52	Part of neighborin	0.00	80.00	0.00
168	1	E/S RT 17	1320-1330 Madisor	1	N	Y		0.77	0.77	100-Year Floodpl	0.00	80.00	0.00
182	21	Route 17 & Henry	Kundert, William Jr	1	N	Y		0.09	0.09	Part of neighborin	0.00	80.00	0.00
66.01	12	6 Terrace Ave	Terrace Partners, L	1	N	Y		0.47	0.47	Site under constr	0.00	80.00	0.00
103	1	E/S RT 17	Schultz, Richard	1	N	Y		1.33	1.33	Part of neighborin	0.00	80.00	0.00

Subtotal This Page 43.20
Subtotal Page 2 0.00
Subtotal Page 3 0.00
Subtotal Page 4 0.00
Grand Total 43.2

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[Click Here to Return to Workbook C Summary](#)
[Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

APPENDIX L: REHABILITATION DATA

page 1

USE THIS FORM IF YOU DO NOT HAVE ACCESS TO AN EXCEL PROGRAM
 EXCEL FORM CAN BE DOWN LOADED FROM WWW.STATE.BAUSC.AZ/REHAB/FORMS/REHAB/REHABFORM

REHABILITATION
 Municipality: Hinsdale County: Bergen

1. The following units have been rehabilitated through the Home Improvement Rehabilitation Program.

4/1/00 through 10/27/08

Unit address	unit number	block	lot	unit number	owner	unit/lot	live	cond	4	5	6	7	8	9	10	11	12	13
209 Springfield Ave	1				✓		✓	✓	3/31/03	17,350.00		smoke detectors N model bath, foyer, kitchen, private walls		✓		✓		
174 Burton Ave	1				✓		✓	✓	11/01/01	17,500.00		steps porch, sliding, plumbing, leaders of gutters, gutters		✓		✓		
83 Blvd	1				✓		✓	✓	4/09/02	22,000.00		hardcap work		✓		✓		
167 Avenue Ave	1				✓		✓	✓	10/18/04	15,015.00		blw heat, cleans, railings, chimney repairs, gutters/leaders		✓		✓		
240 Jefferson Ave	1				✓		✓	✓	10/20/04	15,800.00		sidewalk, gutters/leaders		✓		✓		
259 Williams Ave	1				✓		✓	✓	11/3/04	16,800.00		smoke detectors, furnace, windows, storm door, sidewalk, gutters, leaders		✓		✓		

Verified by Building Code Official that units were fully code and listed to a city or town.
 All State Housing Code and Fair Housing Act and that the units listed are in good condition.

Verified by Program Administrator that all households are income eligible, and appropriate
 affordability amounts are in place and that rental prices conform to CCMT requirements.

Date: 10/27/08 Code: 000150

Program Administrator: _____

✓ this house is sold lien is held on house

REHABILITATION

Has Hats

County

Bergen

SEE THE FORMS FOR THE 2010 STATE ACCESS TO AN EQUAL PROGRAM

NOPL FORM CAN BE USED AS A GUIDE FROM THE STATE OF NEW JERSEY DEPARTMENT OF TREASURY

1. The following costs have been rehabilitated through the Home Improvement

Food and administrative costs for rehabilitation between 4/1/00 and 12/31/06

Report Period:

4/1/00 through 10/2/08

1	2	3	4	5	6	7	8	9	10	11	12	13
street address	case number	block	lot	year	owner	year	year	year	year	year	year	year
140 Baldwin Ave.	1											
236 Franklin Ave.	1											

Verification of Program Administration for all funds shall be in accordance with the appropriate administrative records and financial records and shall be subject to OAH regulations.

Verification of Building Code One: All the work must follow code and standards for 4-1-00 for State Housing Code or the local building code and the local building code.

Program Administrator

Date

Code Official

Date

V H H house is sold, lien is held on house